

Master Plan Map Comments for Planning District 4

Order:

- a. Submitted in Numerical Order (PD X – X.R)
- b. Staff Recommendation(s) in Numerical Order
(PD X- X)
- c. Multiple Amendments

PD 4-1R

The Fauria's
2900 St. Bernard Avenue
New Orleans, LA 70119

August 3, 2011

New Orleans City Planning Commission
1340 Poydras Street, Suite 900
New Orleans, LA 70112

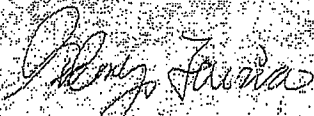
Re: Reason for Change in Land Use Categories
Plan for the 21st Century: New Orleans 2030 Master Plan

As the property owners of 2900 St. Bernard Avenue and 2924 St. Bernard Avenue, we are hereby formally requesting a change in land use categories, for the two properties, from a Residential Low Density Pre-War to Neighborhood Commercial. This change will allow commercial use of the properties to provide technical and financial assistance to small businesses.

The proposed change has been discussed with our neighbors and we have received only positive support. Please find included in this request the support letters and petition.

We appreciate your consideration of this request.

Sincerely,



Dr. Sidney J. Fauria
Property Owner



Vaughn R. Fauria
Property Owner

PD 4-1R

**NEW
CORP**

Business Assistance Center

2900 St. Bernard Avenue, New Orleans, LA 70119
(504) 208-1700 phone (504) 208-1697 fax

*New Orleans Contractors Technical Center
Community Bank Center, 2523 Bayou Road, New Orleans, LA 70119
(504) 208-1708 phone (504) 941-3120 fax*

September 3, 2010

Mrs. Verlie DeCay
2928 St. Bernard Ave.
New Orleans, LA 70119

Dear Mrs. Decay,

Your signature on this letter confirms that you have no objections and are in full support of NewCorp, Business Assistance Center becoming the tenant/lessee in the house located at 2924 St. Bernard Ave.

NewCorp is a nonprofit that services small and medium size businesses through access to capital and offers technical assistance in financial management and many other aspects of business management. NewCorp has a staff of five, ordinarily; some days less some days more and generally, no more than two clients at a time are at the office. Any training will be held in the building on Serantine Street. There will be occasions when we host functions that will have more people, but that will not disrupt the neighborhood.

The driveway adjacent to the property will accommodate five cars and the parking area by 2900 St. Bernard will remain accessible to NewCorp traffic, which holds six cars.

The St. Bernard Avenue corridor has served as a light industrial business neighborhood for more than twenty years. Currently, in the area between North Broad and Gentilly (our neighborhood) there are three day care centers, two beauty salons, a school (directly across the street), a convenience store, and a car stereo installation shop.

Thank you for your support and, as always, NewCorp will service the neighborhood to the best of our ability. Please, feel free to use us as a value added resource.

Vaughn Randolph Fauria
President

Verlie R DeCay
9/7/10

PD 4-1R

**NEW
CORP**
Business Assistance Center

2900 St. Bernard Avenue, New Orleans, LA 70119
(504) 208-1700 phone (504) 208-1697 fax

New Orleans Contractors Technical Center
Community Bank Center, 2523 Bayou Road, New Orleans, LA 70119
(504) 208-1708 phone (504) 941-3120 fax

September 3, 2010

Ms. Juana Montes
2839 St. Bernard Ave.
New Orleans, LA 70119

Dear Ms. Montes,

Your signature on this letter confirms that you have no objections and are in full support of NewCorp, Business Assistance Center becoming the tenant/lessee in the house located at 2924 St. Bernard Ave.

NewCorp is a nonprofit that services small and medium size businesses through access to capital and offers technical assistance in financial management and many other aspects of business management. NewCorp has a staff of five, ordinarily; some days less some days more and generally, no more than two clients at a time are at the office. Any training will be held in the building on Serentine Street. There will be occasions when we host functions that will have more people, but that will not disrupt the neighborhood.

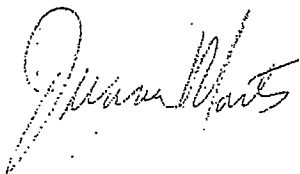
The driveway adjacent to the property will accommodate five cars and the parking area by 2900 St. Bernard will remain accessible to NewCorp traffic, which holds six cars.

The St. Bernard Avenue corridor has served as a light industrial business neighborhood for more than twenty years. Currently, in the area between North Broad and Gentilly (our neighborhood) there are three day care centers, two beauty salons, a school (directly across the street), a convenience store, and a car stereo installation shop.

Thank you for your support and, as always, NewCorp will service the neighborhood to the best of our ability. Please, feel free to use us as a value added resource.



Vaughn Randolph Fauria
President



PD 4-5R



Orleans Parish School Board

3520 General DeGaulle Drive * Suite #5055 * New Orleans, Louisiana * 70114
(504) 304-5660 office (504) 309-2865 fax

Dr. Darryl C. Kilbert, Superintendent

August 1, 2011

Lucinda A. Flowers
New Orleans City Planning Commission
1340 Poydras Street #900
New Orleans, Louisiana 70112

RE: MASTER PLAN AMENDMENT REQUEST – GEORGE O. MONDY SCHOOL

Dear Ms. Flowers:

I am writing in regards to the Master Plan Amendment Request submitted by the Housing Authority of New Orleans (HANO) for the George O. Mondy Elementary School (Mondy), located at 2327 St. Philip Street, New Orleans, LA 70119. HANO and the Orleans Parish School Board (OPSB) have entered into a Joint Consent Judgment whereby HANO is authorized through uncontested expropriation to acquire Mondy for the purposes of housing and commercial development, and the remediation of blight within public facilities (Joint Consent Judgment attached).

HANO and its co-applicant, the City of New Orleans, intend to use the property to develop multi-family residential housing with possible commercial and/or retail development at ground level as part of the Choice Neighborhoods Initiative (CNI) for the Iberville redevelopment. According to the existing Future Land Use Map (FLUM), the site is within an area designated Residential Low Density Pre-War. HANO is requesting the FLUM be amended so that this property is designated as Mixed Use Medium Density. As the legal ownership entity of this property, OPSB supports HANO's Master Plan Amendment Request.

Should you have any questions related to this support, please contact me at the above number.

Sincerely,

Dr. Darryl C. Kilbert, Superintendent
Orleans Parish School Board

PD 4-7R



Orleans Parish School Board

3520 General DeGaulle Drive * Suite #5055 * New Orleans, Louisiana * 70114
(504) 304-5660 office (504) 309-2865 fax

Dr. Darryl C. Kilbert, Superintendent

August 1, 2011

Lucinda A. Flowers
New Orleans City Planning Commission
1340 Poydras Street #900
New Orleans, Louisiana 70112

RE: MASTER PLAN AMENDMENT REQUEST – ANDREW J. BELL SCHOOL

Dear Ms. Flowers:

I am writing in regard to the Master Plan Amendment Request submitted by the Housing Authority of New Orleans (HANO) for the Andrew J. Bell Junior High School (Bell School), located at 1010 N. Galvez Street, New Orleans, LA 70119. HANO and the Orleans Parish School Board (OPSB) have entered into a Joint Consent Judgment whereby HANO is authorized through uncontested expropriation to acquire the Bell School for the purposes of housing and commercial development, and the remediation of blight within public facilities (Joint Consent Judgment attached).

HANO and its co-applicant, the City of New Orleans, intend to use the property to develop multi-family residential housing, commercial space, performance space and potential retail development at ground level as part of the Choice Neighborhoods Initiative (CNI) for the Iberville redevelopment. According to the existing Future Land Use Map (FLUM), the site is within an area designated Residential Low Density Pre-War. HANO is requesting the FLUM be amended so that this property is designated as Mixed Use Medium Density.

As the legal ownership entity of this property, OPSB supports HANO's Master Plan Amendment Request. Should you have any questions related to this support, please contact me at the above number.

Sincerely,

Dr. Darryl C. Kilbert, Superintendent
Orleans Parish School Board

"Success is the ONLY OPTION!"

PD 4-8R

August 2, 2011


Lucinda A. Flowers
New Orleans City Planning Commission
1340 Poydras St. #900
New Orleans, LA 70112

Dear Ms. Flowers:

I am writing in regard to the Master Plan Amendment Request submitted by the Housing Authority of New Orleans (HANO) for the property located at 1507 North Robertson Street located in the 3rd District, Square 631, Lot X bounded by N. Robertson, Columbus, Laharpe and N. Claiborne. HANO currently has an option to purchase this property as part of the Choice Neighborhoods Initiative (CNI) grant application (option agreement attached). HANO and its co-applicant, the City of New Orleans, intend to use the property to develop multi-family residential housing with possible commercial and/or retail development at ground level. According to the existing Future Land Use Map (FLUM), the site is within an area designated Residential Medium Density. HANO is requesting the FLUM be amended so that this property is designated as Mixed Use Medium Density.

As the legal ownership entity of this property, I approve HANO's Master Plan Amendment Request. Should you have any questions related to this approval, please contact me at (504) 650-6918.

Sincerely,

A handwritten signature in black ink, appearing to read "Carlton Charles".

Carlton Charles

Calypso Properties, L.L.C.

Dabne Whitmore

1249 Kerlerec Street

New Orleans, LA 70116

(504) 945-6686

tremebikingmama@gmail.com

February 1, 2012

City Planning Commission

1340 Poydras St.

Suite 900

New Orleans, LA 70112

MASTER PLAN AMENDMENTS PD 4 – 8.R and Staff Adjustment to Land Use Map at Henriette Delille and Kerlerec Street in Planning District 4 on the block bound by Kerlerec Street, North Rampart Street, Esplanade Avenue and Henriette Delille – Medium Density Mixed Use.

To Whom It May Concern:

I oppose the two different Master Plan amendments. The first is PD4-8.R. I live in close proximity to this block and feel that the proposed land use change goes against the historic core neighborhood character. The developments that would occur on this residential street would more than overwhelm the existing buildings. Furthermore, this is not a major intersection so to place a major mixed use block surrounded by small, historic residential buildings that have been there for the last 100 years would be a mistake. The existing historic buildings along Claiborne Avenue would even be impacted by a development so large. This type of development is better suited to the block downriver and river side of Circle Foods on that abandoned corner lot, or even down St. Bernard Avenue one block on the downriver side.

Secondly, I oppose the staff recommendation to align the land use and lot lines for the parcel located at the corner of Henriette Delille Street and Kerlerec Street. This block bound by N. Rampart, Esplanade Avenue, Henriette Delille (formerly St. Claude) and Kerlerec Streets sat vacant since 1970 when the City took over the parcel and changed the zoning to Commercial. Attempts to develop the land have been unsuccessful. If the City's intention is to develop this lot according to this Medium Density Mixed Use designation, they should be told that a better use for that same money would be to improve the blight and vacancy rate of the surrounding neighborhood. Plus, rather than building a huge development on a block that never had a huge development on it before would overwhelm the nice quiet community. Yes, nice, quiet community. Drive down Kerlerec Street at 7 pm, even during Jazz Fest, Super Bowl, or Mardi Gras – it is quiet as a church; we are a quiet community, with small, historic houses. Esplanade Avenue is not a Medium Density Mixed Use corridor as evidenced by the rest of the zoning along Esplanade Avenue. Even though this is the zoning for North Rampart Street, even the buildings around North Rampart, in both directions for more than 3 blocks each way, are not to this size and scale.

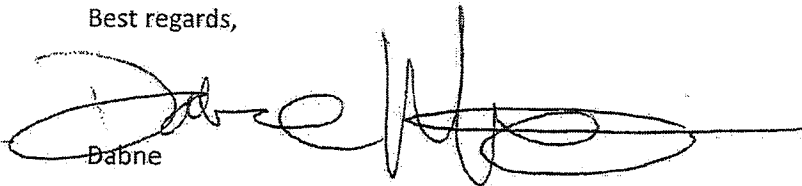
According to the 2010 Census, the area above N. Rampart to North Derbigny (one block lake side of Claiborne) and from St. Philip Street to almost Elysian Fields has a 37% vacancy rate. There are plenty of other opportunities to develop real estate in that area utilizing the existing historic buildings that are there.

I firmly believe the only reason this lot would be developed in this way is because someone wants a major, residential real estate development to match the one HRI built at the corner of N. Rampart and Esplanade Avenue, because it is creating a "new place," something hip, urban, cool – and designed very much like the French Quarter. Problem is, that is not who we are. We are a First Faubourg district, and primarily residential. I'm not opposed to hip, cool, urban architecture or developments on that lot, but it should be in scale with the neighborhood. If you look at the surrounding businesses along North Rampart and the residencies along Esplanade Avenue and one block off each street, no other site is developed to the scale that this lot provides. Even on St. Bernard, there is not a space that could accommodate such large developments, and St. Bernard is a targeted commercial corridor according to the Master Plan.

I believe that the block at Esplanade and North Rampart, Henriette Delille and Kerlerec Street should be revisited or denied until such time as the land use and zoning can be better planned, with neighborhood participation as is the intent of the Master Plan. It was only until the City took over the lot that is was designated commercial and then "given" to HANO for development without any public input. We, as residents and as a result of HANO's Iberville Treme Redevelopment, feel that good zoning and land use will become evident, but I do not believe it is in the spirit of the historic core neighborhoods or the first faubourgs to have a mixed use medium density development on this block, nor on the block at N. Robertson and Columbus.

Thank you.

Best regards,


Darne

PD4-14R

PD 4



August 3, 2011

Lucinda Flowers
City of New Orleans City Planning Commission
1340 Poydras Street, 9th Floor
New Orleans, LA 70112

RE: B.W. Cooper Public Housing – Future Land Use Amendment

Dear Ms. Flowers:

The Housing Authority of New Orleans (HANO) is the owner of a certain piece of land in New Orleans, bounded by Earhart, S. Dorgenois, Martin Luther King Blvd. and S. Prieur, known as the B.W. Cooper Public Housing Site (the site). HANO is in the process of redeveloping the site into a mixed income, mixed use neighborhood as part of the Revitalization Plan approved by the U.S. Department of Housing and Urban Development (HUD). As part of this revitalization effort, HANO has issued a 99-year ground lease to the developer of the site, B.W. Cooper I, LLC.

The site is currently designated as Residential Pre-War within the New Orleans Master Plan Future Land Use Map (FLUM). To ensure the greatest flexibility in revitalizing this neighborhood and providing its residents with the possibility of extensive neighborhood services, HANO authorizes B.W. Cooper I, LLC to submit an amendment request changing the designation of this site to Mixed Use Medium Density.

Should you have any questions, please contact Laura Tuggle, HANO's General Counsel, at (504) 670-3388.

Sincerely,

David Gilmore
Administrative Receiver
Housing Authority of New Orleans

PD 4-663

67

CPCinfo

From: lambertg@eatel.net [lambertg@eatel.net]
To: CPCinfo
Cc:
Subject: CZO Draft
Attachments:

Sent: Wed 12/14/2011 6:57 PM

I am writing about my objection to STAFF AMENDMENT # 66. I am a resident of the 500 block of South Rendon which runs from Baudin to D'hemecourt St. This block is entirely residential, consisting of one and two family units, except for a law office located at the corner of S. Rendon and D'hemecourt. In fact, the law office is in a restored historic residential structure and looks like any other residence in the street. The north side of S. Rendon lies in Square 679 and the south side lies in Square 662.

After the storm, I and other residents spent much time and money renovating our houses. I myself bought several gutted homes on the block and renovated them at great expense. The result is a block as nice as there is in mid-city, mostly owner-occupied, and the residents I have spoken with wish to keep it that way. In fact, the block and the renovations there were recognized by the Preservation Resource Center last year and featured at one of their monthly renovator's happy hour events.

Our concern is the threat of commercial encroachment, which could devalue our properties and harm our enjoyment of the neighborhood. The master plan adopted last year got it right. It made the entire block residential, as well as the entirety of SQUARE 679. Yet, the proposed staff amendment would make part of our block and neighboring area mixed use medium density, which opens the door to an extremely wide array of commercial and light industrial uses.

Particularly, LOT 16 of SQUARE 679 is a residential structure and always has been, though presently unoccupied. Yet for some reason it is proposed as part of the mixed use district. There is no rationale to it, and although no problem exists now, a mixed use designation would allow the owner to convert later to a commercial or light industrial use to the detriment of the entire block.

The law office, which occupies LOT B-1 of SQUARE 679, is no problem now, but if the owner later wished to convert to a commercial or light industrial use, it could hurt all of us who have invested lots of money into improving our properties. I note that under the HU RD-1 and RD-2 districts, the law office would constitute a permitted use as a neighborhood commercial establishment. Thus, there is no need for it to be designated mixed use.

The remainder of SQUARE 679 is residential except for a business office, Pratt Landry & Associates, fronting on S. Jeff Davis, and a building at the corner of S. Jeff Davis and D'hemecourt that formerly housed a bar and is being renovated currently into a cafe or restaurant. I note that, in addition to offices, uses such as personal services establishments, restaurants, and retail goods establishments may qualify as neighborhood community establishments and thus permitted in a residential district. This is not objectionable, because the uses are limited and subject to restrictions, but a mixed use designation allows so many unforeseen and potentially incompatible uses that could hurt our neighborhood.

Likewise, In SQUARE 662, LOTS 9 and 10, although fronting on D'hemecourt, affect S. Rendon Street directly. LOT 10 is a corner lot bordering S. Rendon St. for a considerable distance. It constitutes a part of our street. On both lots are occupied two-family, residential structures. They should not be part of a district allowing the types of commercial and light industrial uses permitted in mixed use. Even if the remainder of Sq. 662 that fronts on Dhemecourt were in a mixed use district, residential housing, such as Lots 9 and 10, adjacent to and forming part of a residential street like S. Rendon should not be co-opted into mixed use, risking future adverse encroachment.

Already of concern are lots on S. Lopez that back up to some of the residential lots on S. Rendon and which

are proposed as mixed use. This encroachment should be stopped and not allowed to spread.

The Mid-City Neighborhood Association also has disagreement with the staff proposal for the reasons outlined, and for similar reasons I also object to STAFF AMENDMENT #67 affecting Baudin Street, where residential renewal has also occurred. The staff's plans will adversely affect the residential character of Baudin Street and cause the spread of commercial uses to a residential area. There is plenty of opportunity for mixed use on Tulane Ave. and should be kept there.

I request your consideration of my comments. I stand ready to further discuss this with you or answer any questions. Thank you.

Greg Lambert
516 S. Rendon
985-414-2610

PD4-109

CPCinfo

From: Rev. Dr. Dwight Webster [cubc89@bellsouth.net] **Sent:** Wed 12/14/2011 8:54 AM
To: CPCinfo
Cc:
Subject: Fwd: Proposed amendments
Attachments:

FYI

----- Original Message -----

Subject: Proposed amendments**Date:** Wed, 14 Dec 2011 08:49:22 -0600**From:** Dr. Dwight Webster <dwright.webster@christianunity.org>**Reply-To:** pastorwebster@christianunity.org**Organization:** Christian Unity Baptist Church**To:** Geoffrey N. Moen <GNMoen@nola.gov>**CC:** Leslie T. Alley <lalley@nola.gov>, Paul Cramer <pcramer@nola.gov>, Dr. Kevin U. Stephens MD <umednet@bellsouth.net>, Derius Harrell <derius.harrell@gmail.com>, Michael Stewart <mike@tlclinenservices.com>, Yolanda Rodriguez <infocpc@nola.gov>

Mr. Geoffrey N. Moen
 City Planning Commission
 City of New Orleans

We do not support the proposed amendments, PD4-109 (square with Christian Unity Baptist Church and 301 N. Claiborne, LLC) and PD4-108 (adjacent square on the other side of Bienville).

We oppose the proposed change from Low Density Residential Pre-War to Mixed Use Medium. "Mixed Use Medium" is too dense and too intense. All uses on this square including those referenced by PD4-109 are permitted uses in Low Density Pre-War Residential except one lot which is adjacent to 1-2 residential and a church on three sides.

At the very least nothing more than Historic Urban Mixed Use Low Density should be considered because of proximity to residences and supportive community service uses. Ultimately, the amendment should be eliminated entirely and the adopted land use retained.

--
 Rev. Dwight Webster. Ph.D.
 Senior Pastor
 Christian Unity Baptist Church
 1700 Conti Street
 New Orleans, LA 70112-3606
 504.522.3493 Church Office
 504.915.4987 Cell
 504.522.3438 Study
 504.522.3494 Fax

November 1, 2011

Comments on the City Of New Orleans Master Plan and Comprehensive Zoning Ordinance

I am submitting the following amendments to the City of New Orleans CZO with the understanding that the City Zoning Ordinance will follow the land use designation in the Master Plan.

Future land use for Zion City

Let it be understood that for all intents and purposes, any reference to "Zion City" in the following comments is in reference to the area bounded by S. Broad Street, Howard Avenue, S. Jefferson Davis Pkwy. and Washington Avenue.

1. City Council and the City Planning Commission must recognize that Zion City and Gert Town each has their own separate and distinct boundary areas as well as separate and distinct neighborhood organizations. **Zion City is bounded by S. Broad Street, Howard Avenue, S. Jefferson Davis Pkwy. and Washington Avenue.**
2. We do not support any heavy commercial business of any kind in Zion City.
3. We do not want any more areas of Zion City zoned light industrial or "C3" and "C2".
4. Should Zion City be within the boundaries of the Greater New Orleans BioSciences Economic Development District [GNOBEDD] or BioDistrict New Orleans now, or at any time in the future, **Community Benefits Agreements must be available to us.**
5. Should Zion City **be annexed into** the Greater New Orleans BioSciences Economic Development District [GNOBEDD] or BioDistrict New Orleans now, or at any time in the future, **Community Benefits Agreements must be available to us.**
6. We want to see more residential housing (IE: single and double family units and townhouses).
7. We want Zion City zoned to reduce flooding, increase better drainage and street repairs. We want to see the threshold for properties that need to comply with such flooding and drainage regulations reduced from 15,000 square feet to 3000 square feet.

8. Any future zoning developments of any classification in Zion City should first consult the residents of Zion City.
9. We want the area bounded by South Lopez, Earhart and Washington Ave. - suggested designations "C-2" and "C-3" - [Auto-Oriented Commercial and Heavy Commercial District - respectively] - to be: "B1", "HU-RS" & "HU-RD1".
10. We want the area bounded by Martin Luther King Blvd., S. Lopez St., Clio Street and S Dupre - suggested designation "HU-RD1" & "HU-RD2" - to be: "HU-RS" & "HU-RD1".
11. We want the area bounded by S. Dupre St., Clio St., S. White St. and Thalia St. to be zoned "HU-RD2".
12. We want the area bounded by S. Dupre St., Clio St., S. Lopez St. & Earhart Blvd. - suggested designations - "MU-1"/"HU-RD2" - to be: "HU-RS", "HU-RD1" & "HU-RD2"
13. We want the area bounded by S. White St., Clio St., S. Dupre St., Earhart Blvd., S. Broad St. & Martin Luther King Blvd. - suggested designations: "C2"/"C3" - to be: "HU-B1".
14. We want the area bounded by Martin Luther King Blvd., S. White Street, S. Dupre and Eve Street - suggested designations: "HU-RM2"/"MU1" - to be: "HU-RS" & "HU-RD1".
15. We want the area bounded by Martin Luther King Blvd., S. Broad Street, Washington Ave. - suggested designations: "C1"/"C2"/"C3" - to be: "HU-B1".
16. We want the area bounded by: Earhart Blvd., Washington Ave., S. Jefferson Davis Pkwy, Howard Ave, S. Rendon Street, Euphrosine Street and S. Broad Street back to Earhart Blvd. - suggested designations "C-2" and "C-3" - [Auto-Oriented Commercial and Heavy Commercial District - respectively] - to be: "B1"
17. We want the area bounded by: S. Broad Street, Euphrosine Street, S. Rendon Street, Howard Ave., back to S. Broad street - suggested designations "B1P" (Business Industrial Park) - to be: "B1"
18. Remove any zoning that pollutes our environment and clean up any areas jeopardizing the health of Zion City residents.
19. Remove any allowances that permit heavy duty trucks from using Zion City neighborhood streets. IE: no light industrial or commercial - (which are one and the same) - or heavy industrial.
20. We want to zone for height restrictions to be no more than 35 feet for any new or modified structure within the Zion City boundaries as specified above: S. Broad Street, Howard Avenue, S. Jefferson Davis Pkwy. and Washington Avenue.

Note: For convenience, we are working with the CPC on these zoning lines however the map is confusing and does not match our understanding of the streets of Zion City.

21: We want Zion City zoning boundaries to be changed from MidCity and Treme to Fountainbleu Marlyville or Broadmoor.

December 15, 2011

PD 4- Multi

Zion City

**Comments on the City Of New Orleans Master Plan and
Comprehensive Zoning Ordinance**

We are submitting the following comments to the amendments made on the City of New Orleans Master Plan with the understanding that the City Zoning Ordinance will follow land use designation in the Master Plan.

Future land use for Zion City

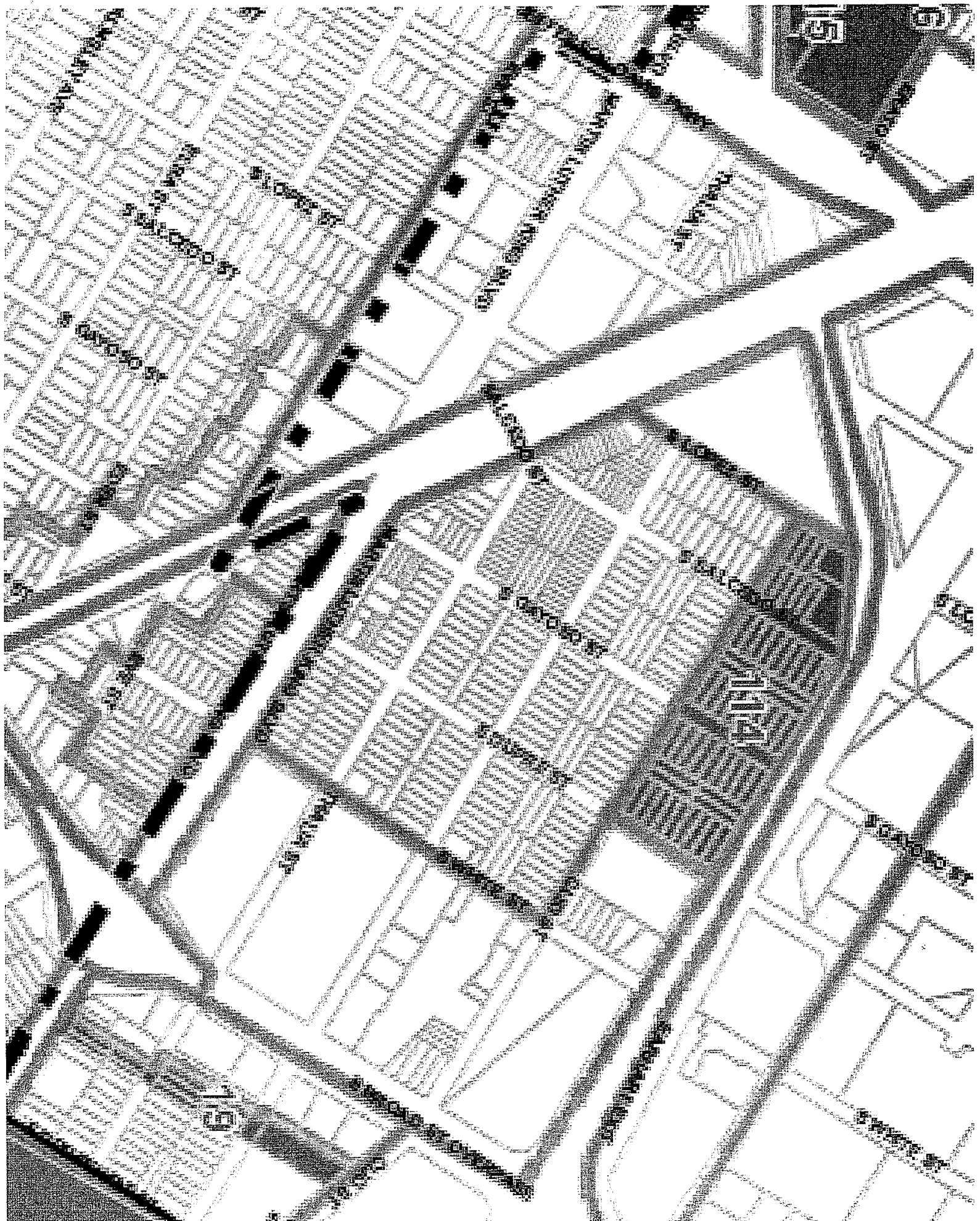
*Zion City is bounded by
Martin Luther King Boulevard,
Broad Street, Howard Ave., Jefferson Davis Pkwy. and
Washington Avenue.*

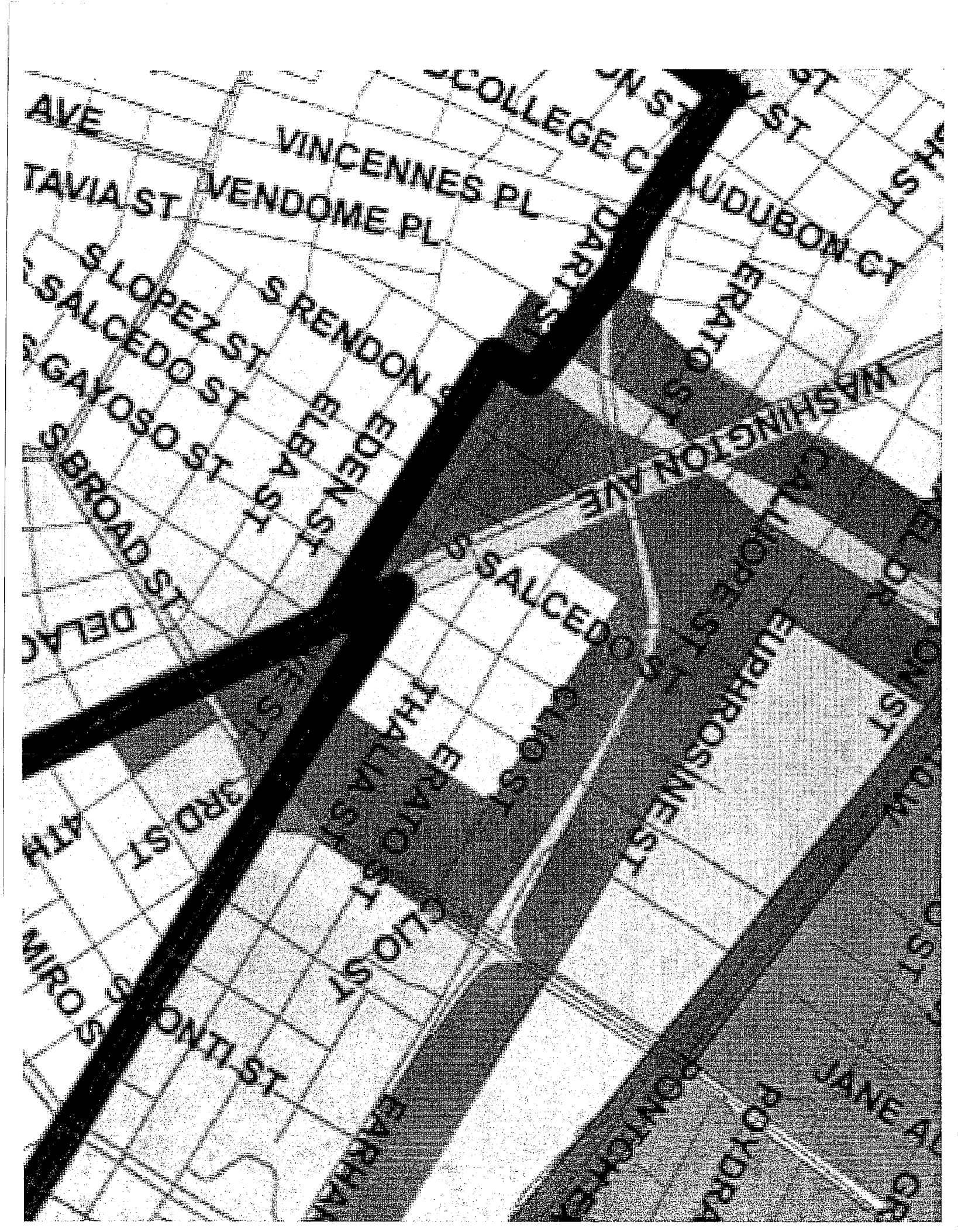
1. The area designated ~~PD4-114~~ should be residential only. We do not support mixed use. We prefer this area to be "HU-RS", "HU-RD1" & "HU-RD2". [See masterplan amendment map]
2. We do not support any heavy commercial business of any kind in Zion City. We appreciate that areas of Zion City that were currently zoned light industrial and/or heavy industrial have been changed. However our residential areas have been reduced even more under the adopted plan. IE: Areas where people live have been recolored mostly commercial. Note: We will be submitting amendments to the FLUM in the next round to reduce the areas where people live that have been colored mostly commercial.
3. We are opposed to any area of Zion City within the boundaries of Martin Luther King Boulevard, Broad Street, Howard Ave., Jefferson Davis Pkwy. and Washington Avenue to be part of the Greater New Orleans BioSciences Economic Development District [GNOBEDD] or BioDistrict New Orleans now, or at any time in the future.
4. We are opposed to any area of Zion City within the boundaries of Martin Luther King Boulevard, Broad Street, Howard Ave., Jefferson Davis Pkwy. and Washington Avenue to be annexed into the Greater New Orleans BioSciences Economic Development District [GNOBEDD] or BioDistrict New Orleans now or at any time in the future.
5. We want to see more residential housing (IE: single and double family units).
6. We want the FLUM for Zion City to be consistent with zoning to reduce flooding, increase better drainage and street repairs. We want to see the threshold for properties that need to comply with such flooding and drainage regulations reduced from 15 000 square feet to 3000 square feet.
7. Any future developments of any classification in Zion City should first consult the residents of Zion City.
8. We do not support changing the FLUM that would allow any zoning that pollutes our environment.
9. Remove any allowances that permit heavy duty trucks from using Zion City neighborhood streets.
10. In 1970, people suddenly found themselves in the middle of encroaching light and heavy industrial land use in Zion City as a result of the MasterPlan implemented at that time. [See CZO amendment map] Now it seems, that instead of industrial, land use for residents has been even further reduced by the CPC's adopted MasterPlan for the 21st century. The color legend on that map indicates that the area is almost entirely commercial and Business Center. [See adopted FLUM map] We would like to expand our neighborhood. We want to retain the power to decide what sorts of commercial uses come into our community. For that reason, we want land use for any areas where people live and own their houses colored "HU-RS" & "HU-RD1". We want land use for areas that were previously light and heavy industrial to be B1A.
11. We support all amendments submitted to the CPC by MidCity Neighborhood Organization for the November 1, 2011 deadline regarding the CZO amendment process.

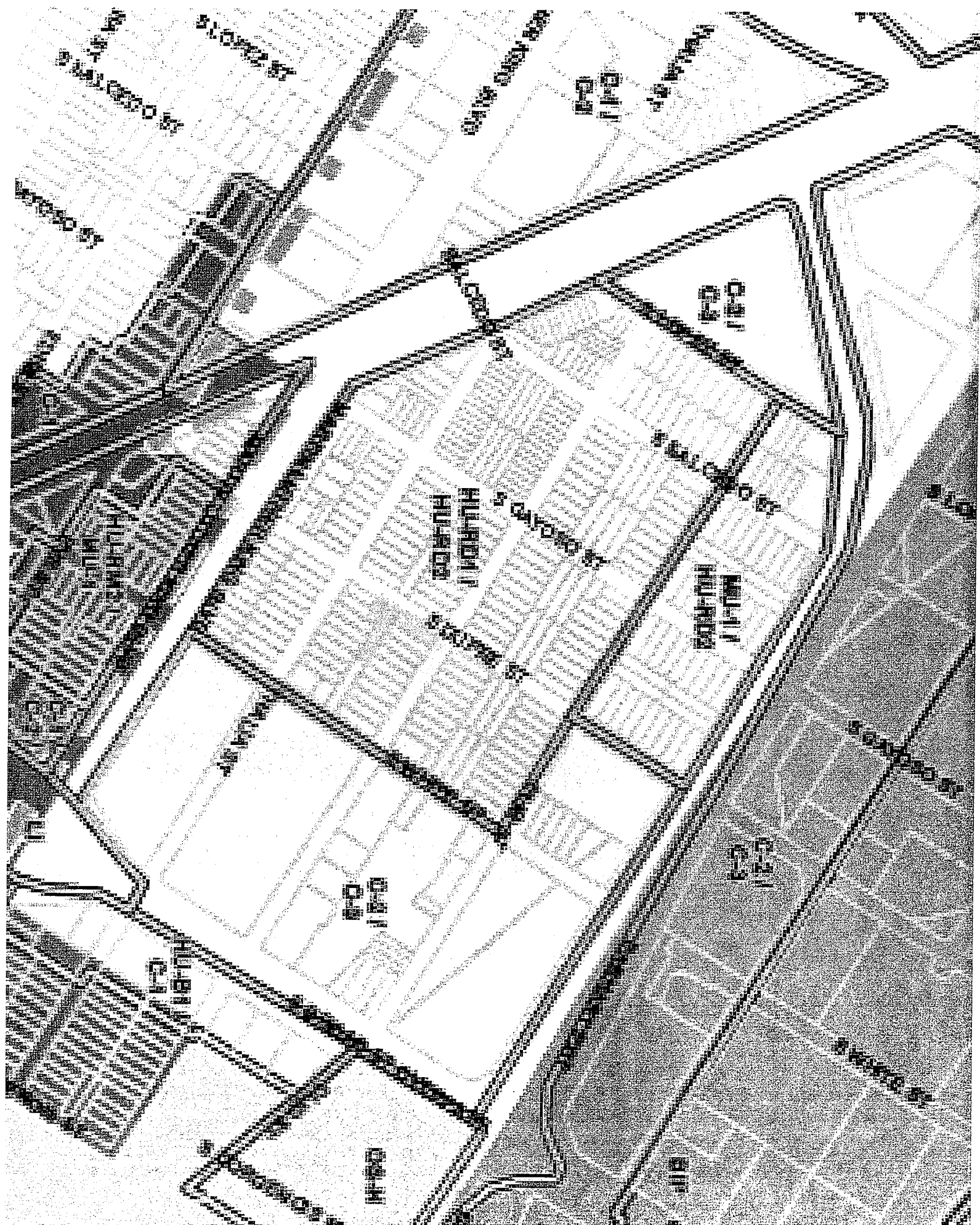
12. We support all documents submitted by MidCity Neighborhood Organization regarding comments to the current MasterPlan amendments.
13. Zion City supports comments made by Bill Borah on December 13th at the public meeting held by CPC on text amendment # 8 . Because of the 2008 Charter amendments, the Master Plan rules and the zoning ordinance, the current ordinance or the one that is proposed, must be consistent with the plan and the Future Land Use Maps that accompany the plan. The Master Plan rules, and if persons don't like what the Plan directs they can amend it – but only once a year! And as emphasized and underscored by the Charter amendments, the one time a year to amend the Master Plan applies to public officials as well as private citizens.
14. Zion City supports comments made by Ms. Maura Sylvester at the public meeting held by CPC on text amendment #14. We would add that universities should focus on being institutes of learning - not industry and workforce development. They should use land already available to expand research facilities rather than build on top of historic neighborhoods.

To Recap comments on specific amendments:

The area designated PD4-114 should be residential only. We do not support mixed use. We prefer this area to be "HU-RS", "HU-RD1" & "HU-RD2".







PD4 - MULTI

Paul Cramer

From: mbbraden@aol.com
Sent: Wednesday, December 14, 2011 3:46 PM
To: Paul Cramer
Subject: Re: Master Plan Amendment Requests

The Esplanade Ridge Treme Civic Association is strongly opposed to the following requests:

- 1) Archdiocese of New Orleans, location Bayou Rd. and N. Broad St.; Residential Low-Density Pre-War to Mixed Use Low-Density;
- 2) Housing Authority of New Orleans; N. Dorgenois and 600 Block N. Broad; Change Residential Low Density Pre-War to Mixed Use Medium Density and Change Mixed Use Low Density to Mixed Use Medium Density;
- 3) Housing Authority of New Orleans, 2327 St. Philip St.; Change Residential Low Density to Mixed-Use Medium Density;
- 4) City of New Orleans and Housing Authority of New Orleans, Imperial Dr., Bayou St. John, Encampment St.; Change from Post-War Residential Low Density and Multifamily to Institutional.

Appreciate your attention in this matter.

Very sincerely,

Michele B. Braden
Pres. ERTCA
mbbraden@aol.com

PD4-MULTI

Paul Cramer

From: Karen Ocker [designko@earthlink.net]
Sent: Thursday, December 15, 2011 4:08 PM
To: Geoffrey N. Moen
Cc: Paul Cramer
Subject: Fwd: District 4 Amendment Support

Thanks for your help earlier, Geoff.

SUPPORT (Bayou Road near Broad)

PD4-104 — Residential Low Density Pre War to Mixed Use Low Density (Pre War)
PD4-86 — Residential Low Density Pre War to Mixed Use Low Density (Pre War)
PD4-2.R — Residential Low Density to Mixed Use Low Density (Pre-war)
PD4-85 — Residential Low Density Pre War to Mixed Use Low Density (Pre War)

PD 4- MULTI

Paul Cramer

From: Karen Ocker [designko@earthlink.net]
 Sent: Thursday, December 15, 2011 3:38 PM
 To: Geoffrey N. Moen; Paul Cramer
 Subject: Fwd: Additional District 4 Amendment Input

SUPPORT

PD4-9 Mixed Use Low Density to Residential Low Density Pre-War
 PD4-72 Mixed Use Low Density to Residential Low Density Pre-War
 PD4-111 Residential Low Density Pre-War to Mixed Use Low Density (appears to be a parking lot)
 PD4-38 Residential Low Density Pre-War to Mixed Use Low Density
 PD4-11 Residential Low Density Pre-War to Mixed Use Low Density
 PD4-11.1.R Mixed Use Low Density to Mixed Use Medium Density
 PD4-3 Mixed Use Low Density to Residential Low Density Pre-War
 PD4-17 Institutional to Residential Low Density Pre-War
 PD4-120 Mixed Use High Density to Park Space
 PD4-92 Neighborhood Commercial to Residential Low Density Pre-War
 PD4-93 Neighborhood Commercial to Mixed-Use Low Density (pre-war)
 PD4-98 Residential Low Density Pre-War to Mixed Use Low Density (pre-war)
 PD4-95 Change from Mixed Use Low Density to Residential Low Density Pre-War
 PD4-90 Change from Residential Low Density Pre-War to Mixed Use Low Density (pre-war)
 PD4-97 Change from Residential Low Density Pre-War to Mixed Use Low Density
 PD4-4 Mixed Use Medium Density to Residential Low Density Pre War.
 PD4-99 Parkland and Open Space to Mixed Use Low Density
 PD4-35 Mixed Use Low Density to Institutional
 PD4-118 Parkland Open Space to Neighborhood Commercial
 PD4-26 Residential Low Density Pre-war to neighborhood commercial
 PD4-94 Neighborhood Commercial to General Commercial *(This makes sense since due to the type of construction and location on Washington but concerned about heavy commercial due to proximity to residential. Prefer most restrictive general commercial zoning in the draft CZO (C1?).*

NEED MODIFICATION / DO NOT SUPPORT UNLESS MODIFIED

PD4-96 Residential Medium Density Pre-War to Mixed Use Low Density – Do not support as it is written - too broad.
 • Support retention of Residential Medium Density Pre-War for the square bounded by Lowerline, Forshey, Olive and Fern, property fronting Fern Street. Support retention of Residential Medium Density Pre-War for the square bounded by Pine, Forshey, Lowerline and Earhart except property fronting Earhart.
 • Support a change to Mixed Use Low Density for property fronting Earhart between Lowerline and Pine Street, square bounded by Pine, Broadway, Earhart and Forshey, square bounded by Olive, Forshey, Lowerline and Pine, area bounded by Burdette, Lowerline, Earhart and Forshey, property fronting Burdette between Forshey and Oleander/Earhart

PD4-91 Change from Residential Low Density Pre-War to Mixed Use Low Density (pre-war)
 Retain Residential Low Density Pre-War for the area bounded by Palm, Pine, Stroelitz, & Lowerline and divided by High Ct, because all structures are historic 1-2 family residential (and/or vacant lots). Infill should be single-two family residential. There are no commercial structures that I'm aware of. This will encourage further erosion of this historic residential neighborhood which has already seen the adverse effects of encroachment.

PD4-73 Residential Low Density Pre-War to Mixed Use Medium Density
 Because these are through lots with historic residential use in very close proximity to historic single and two family residences on Ulloa—Mixed Use Low Density Pre-War preferred despite location along Tulane Ave. That being said, I agree that the residential use that once existed here has been significantly eroded. Allowing compatible mix of low density residential and neighborhood appropriate commercial would benefit this area.

PD4-74 Residential Low Density Pre-War to Mixed-Use Medium Density
 A portion of this square remains 1-2 family residential primarily at the corner of S. Genois and D'Hemecourt. Residences fronting these two streets should remain Residential Low Density Pre-War. The

warehouse along S. Clark and properties fronting Tulane are a mix of residential and commercial. A mixed use designation makes sense, however Mixed-Use Low Density Pre-War would be more appropriate to ensure uses are compatible with existing residential use on this square.

PD4-66 Residential Low Density Pre-War to Mixed-Use Medium Density

Support a change from Residential Low Density Pre-War to Mixed-Use Low Density Pre-War but not Mixed-Use Medium Density because of proximity to adjacent 1-2 family historic residences fronting Baudin, S. Rendon

PD4-67 Residential Low Density Pre-War to Mixed-Use Medium Density

Prefer pre-war mixed use low density due to proximity to historic low density residential. Particularly because the proposed amendment includes property that runs through the block on S. White. This would help ensure that future uses will be compatible with existing residential on S. Dupre, S. White and Banks between Broad and S. Dupre.

PD4-62 Mixed Use Low Density to Residential Low Density Pre-War

OPPOSE

PD4-10.R Residential Low Density Pre-war to Mixed Use Low Density or Neighborhood Commercial

This area has been addressed by staff already through recommended amendments where appropriate and includes residential properties and squares. Too broad of a brush. NO Support.

PD4-36 Mixed Use Low Density to Institutional

While this is Xavier parking and University use which are institutional this should remain Mixed Use Low Density due to proximity to historic single and two family residences on lowerline. Future permitted uses may change and/or have adverse affect on these residential uses.

PD4-3.2 R — Change from Residential Low Density Pre-war and Mixed-Use Low Density to Institutional Use

PD4-3.1.R Mixed Use High Density to Institutional

PD4-11.2.R Residential Low Density Pre-War to Mixed Use Medium Density

PD4-51 Residential Low Density Pre-War to Mixed-Use Medium Density

Unnecessary encroachment. A church and school are permitted uses in Residential Low Density Pre-War. These lots are surrounded by historic 1-2 family residential. Do not support encroachment from Canal Street to Cleveland. If for some reason there is no longer a church, this is not an appropriate place for Mixed-Use Medium Density. Because this is an historic neighborhood, including Canal Street Pre-War is also more appropriate.

PD4-3.3.R General Commercial to Institutional

PD4-18 Residential Low Density Pre-War to General Commercial

There are 1-2 family residences fronting both Euphrosine and S. Genois. Not sure what the best solution is but General Commercial is too intense considering adjacent residences and that this is not on any major thoroughfare.

PD4-114 I do not support proposed amendment PD4-114 as it is written. I completely agree this should not be Heavy Commercial and in speaking with residents I understood heavy commercial was not supported. It appears that Historic Urban Low Density Residential would be more appropriate here. However, I would support Mixed Use Low Density for the area bounded by Clio, S. Lopez Earhart, and S. Salcedo ONLY for properties fronting Earhart and S. Lopez. There is also a commercial property at the corner of S. Salcedo and Earhart btw Salcedo and S. Gayoso. It would make sense to also include that corner commercial property. These properties are adjacent to historic residential use so Mixed Use Medium is too intense and will not insure appropriate and compatible commercial use. In terms of potential future development, pre-war should be considered.

PD 4 - MULTI

**Gert Town Comments on PD4
Proposed Amendments**

**Submitted to City Planning
Commission December 15, 2011**

December 15, 2011

DEC 15 2011 PM 4:56

Gert Town

**Text Comments on the City Of New Orleans Master Plan and
Comprehensive Zoning Ordinance**

We are submitting the following comments to the amendments made on the City of New Orleans Master Plan with the understanding that the City Zoning Ordinance will follow land use designation in the Master Plan.

Future land use for Gert Town

Let it be understood that for all intents and purposes, any reference to "Gert Town" in the following comments is in reference to the area bounded by:

*Colapissa Street to Pontchartrain Expressway and from
Jefferson Davis Parkway to Carrollton Avenue.*

1. See the attached document titled "Gert Town Comments on PD4 Proposed Amendments- Map" for our comments on specific amendments.
2. We do not support any **heavy** commercial business of any kind in Gert Town.
3. We want to see more residential housing (IE: single and double family units).
4. We want the FLUM for Gert Town to be consistent with zoning to reduce flooding, increase better drainage and street repairs. We want to see the threshold for properties that need to comply with such flooding and drainage regulations reduced from 15 000 square feet to 3000 square feet.
5. Any future developments of any classification in Gert Town should first consult the residents of Gert Town.
6. We do not support changing the FLUM that would allow any zoning that pollutes our environment.
7. Remove any allowances that permit heavy duty trucks from using Gert Town neighborhood streets.
8. We want to retain the power to decide what sorts of commercial uses come into our community. For that reason, we want land use for any areas where people live and own their houses colored "HU-RS" & "HU-RD1" or "HU-RD2". We want any land use for areas that were previously light and heavy industrial to be B1A.
9. We support all amendments submitted to the CPC by MidCity Neighborhood Organization for the November 1, 2011 deadline regarding the CZO amendment process.
11. We support all documents submitted by MidCity Neighborhood Organization regarding comments to the current MasterPlan amendments.
12. Gert Town supports comments made by Bill Borah on December 13th, 2011 at the public meeting held by CPC on text amendment # 8 . [Audio submitted] Because of the 2008 Charter amendments, the Master Plan rules and the zoning ordinance, the current ordinance or the one that is proposed, must be consistent with the plan and the Future Land Use Maps that accompany the plan. The Master Plan rules, and if persons don't like what the Plan directs they can amend it – but only once a year. And as emphasized and underscored by the Charter amendments, the one time a year to amend the Master Plan applies to public officials as well as private citizens.
13. Gert Town supports comments made by Ms. Maura Sylvester at the December 13th, 2011 public meeting held by CPC in opposition to text amendment #14. [Audio submitted]. We would add that universities should focus on being institutes of learning - not industry and workforce development. They should use land already available to expand research facilities rather than build on top of historic neighborhoods.

PD4 -115, 116 & 117



PD4-115 Support change from General Commercial to Historic Urban Mixed Use Medium Density consistent with the loft / apartments under development, however this should not include 1-2 family residential between S. Clark and S. Genois. And the Blue Plate building should be considered Historic Urban not general Mixed Use.

PD4-116 Do not support as it is written but would support change from Residential Low Density Pre War to Mixed Use low density for property fronting S. Clark between Thalia and Erato.

PD4-117 Do not support a change from Residential Low Density Pre-War to Mixed Use Medium Density. The area bounded by S. Genois, Bloomingdale Court, Thalia and Erato should be Historic Urban Low Density Residential consistent with existing 1-2 family historic residential structures and use.

PD4-92 & PD4-94



PD4-92 Neighborhood Commercial to Residential Low Density Pre-War — SUPPORT

PD4-94 Neighborhood Commercial to General Commercial — Oppose. We prefer to see HISTORIC URBAN MIXED USE LOW DENSITY in this area.

PD4-93 & PD4-98



PD4-93 Neighborhood Commercial to Mixed-Use Low Density – OPPOSE.
WE REQUEST HISTORIC URBAN MIXED-USE LOW DENSITY INSTEAD.

PD4-98 Residential Low Density Pre-War to Mixed Use Low Density — SUPPORT
Would allow a mix of residential lower density multi-family and commercial uses.

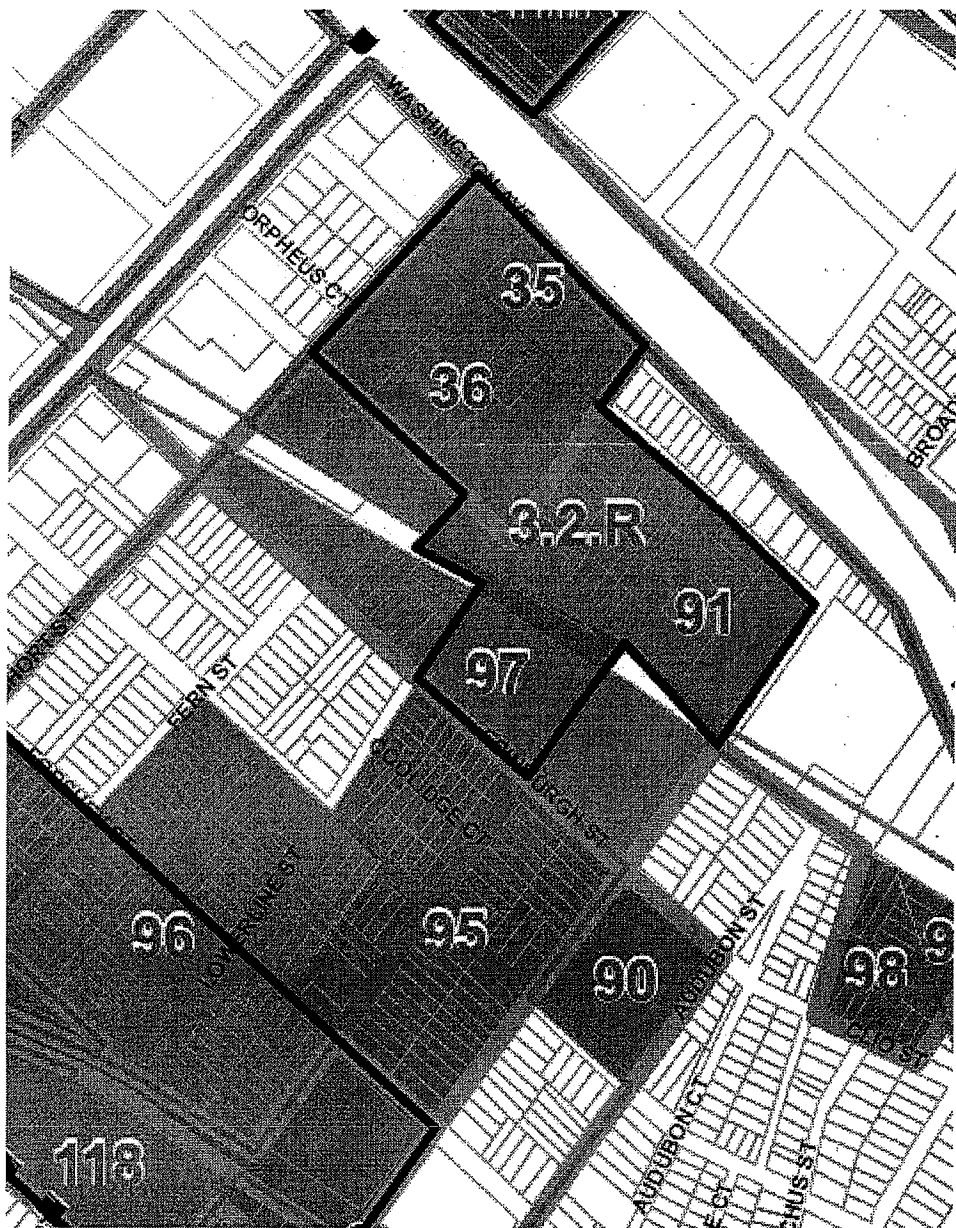
PD4-95, 90, 91, 97, 3.2.R

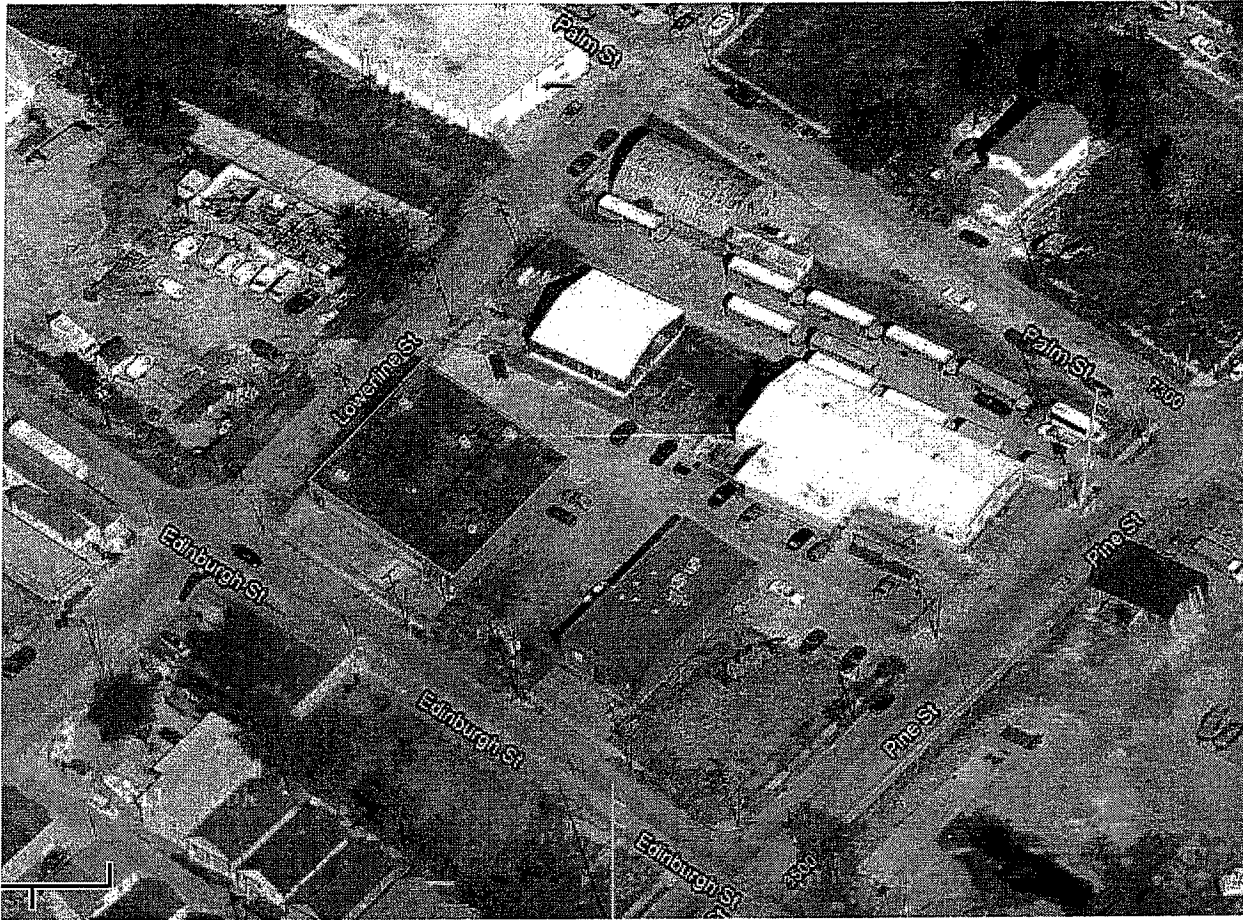
PD4-95 Change from Mixed Use Low Density to Residential Low Density Pre-War – SUPPORT.

PD4-90 Change from Residential Low Density Pre-War to Mixed Use Low Density — Support but we suggest Pre-War Mixed Use Low Density.



PD4-97 Change from Residential Low Density Pre-War to Mixed Use Low Density — OPPOSE. (Historic residential remaining on this square)





PD4-91 Change from Residential Low Density Pre-War to Mixed Use Low Density – OPPOSE.

We want to have Pre-War Mixed Use Low Density there. We support all except retain Residential Low Density Pre-War for the area bounded by Palm, Pine, Stroelitz, & Lowerline and divided by High Ct, because all structures are historic 1-2 family residential and/or vacant lots. Infill should be single-two family residential. There are no commercial structures.



PD4-3.2 R — Change from Residential Low Density Pre-war and Mixed-Use Low Density to Institutional Use —
OPPOSE!!! This area includes existing residential and historic structures. We want to retain Residential Low Density
Pre-war and Mixed-Use Low Density.

PD4-35 Mixed Use Low Density to Institutional — SUPPORT - Generally support this because it is Parking and University and no adjacent residential.

PD4-36 Mixed Use Low Density to Institutional — OPPOSE- generally would support this. Parking and University but concerned about historic single and two family residences on lowerline since permitted uses may have adverse affect on these residential uses.

Residential Medium Density Pre-War to Mixed Use Low Density — OPPOSE

We would support Medium Density Pre-War remaining for property fronting Earhart and the rest should change to Pre-War Residential Low Density. It is primarily historic residential structures and uses. This is an historic residential neighborhood.

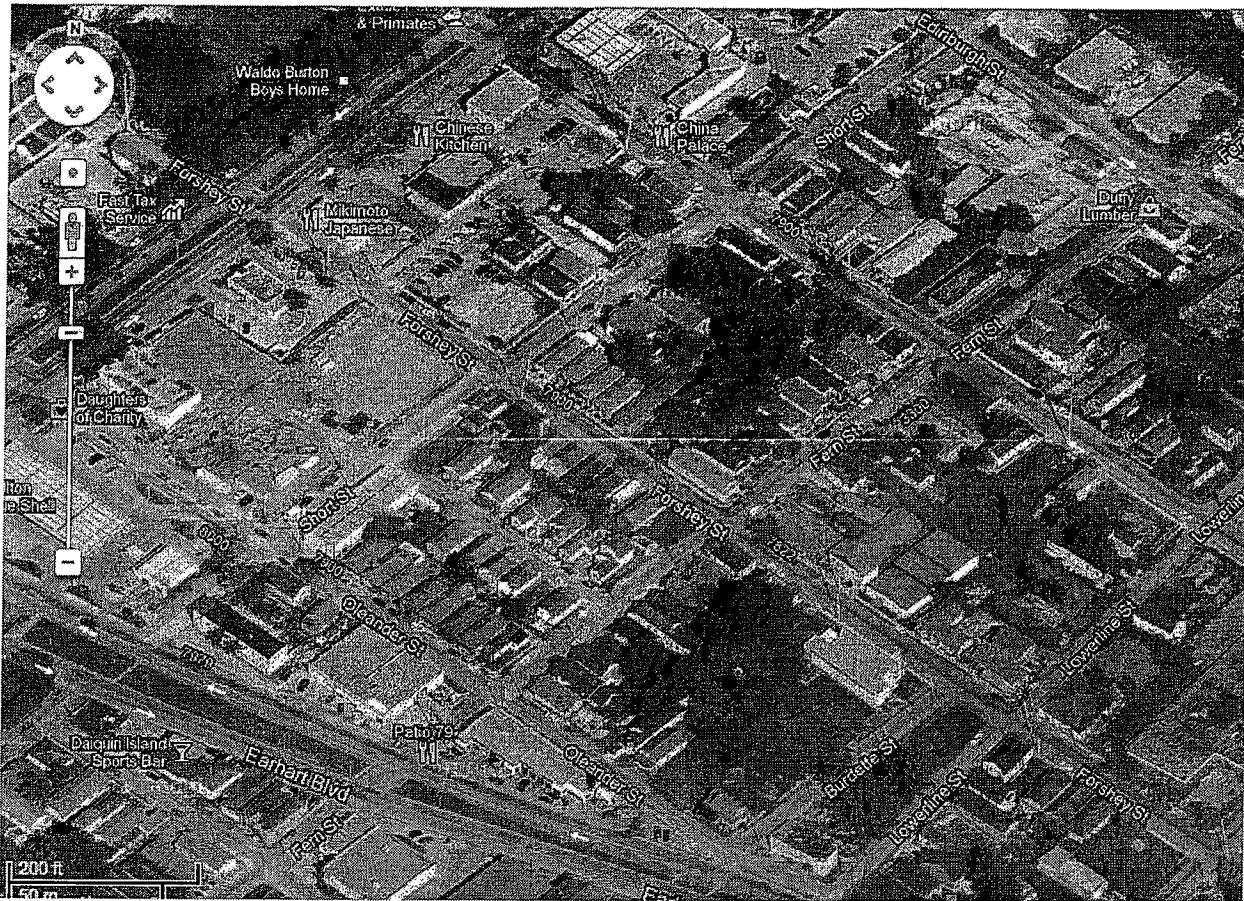


PD4-118

Parkland Open Space to Neighborhood Commercial — OPPOSE? A park is a great idea.



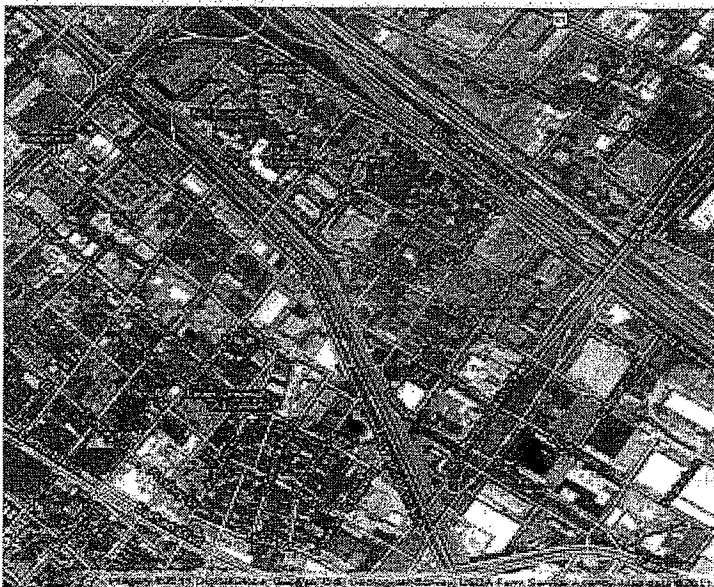
PD4-10.R Residential Low Density Pre-war to Mixed Use Low Density or Neighborhood Commercial — OPPOSED! This includes completely residential squares. Neighborhood commercial may also allow residential but our concern is that it will encourage commercial infill that may adversely affect occupied residences.



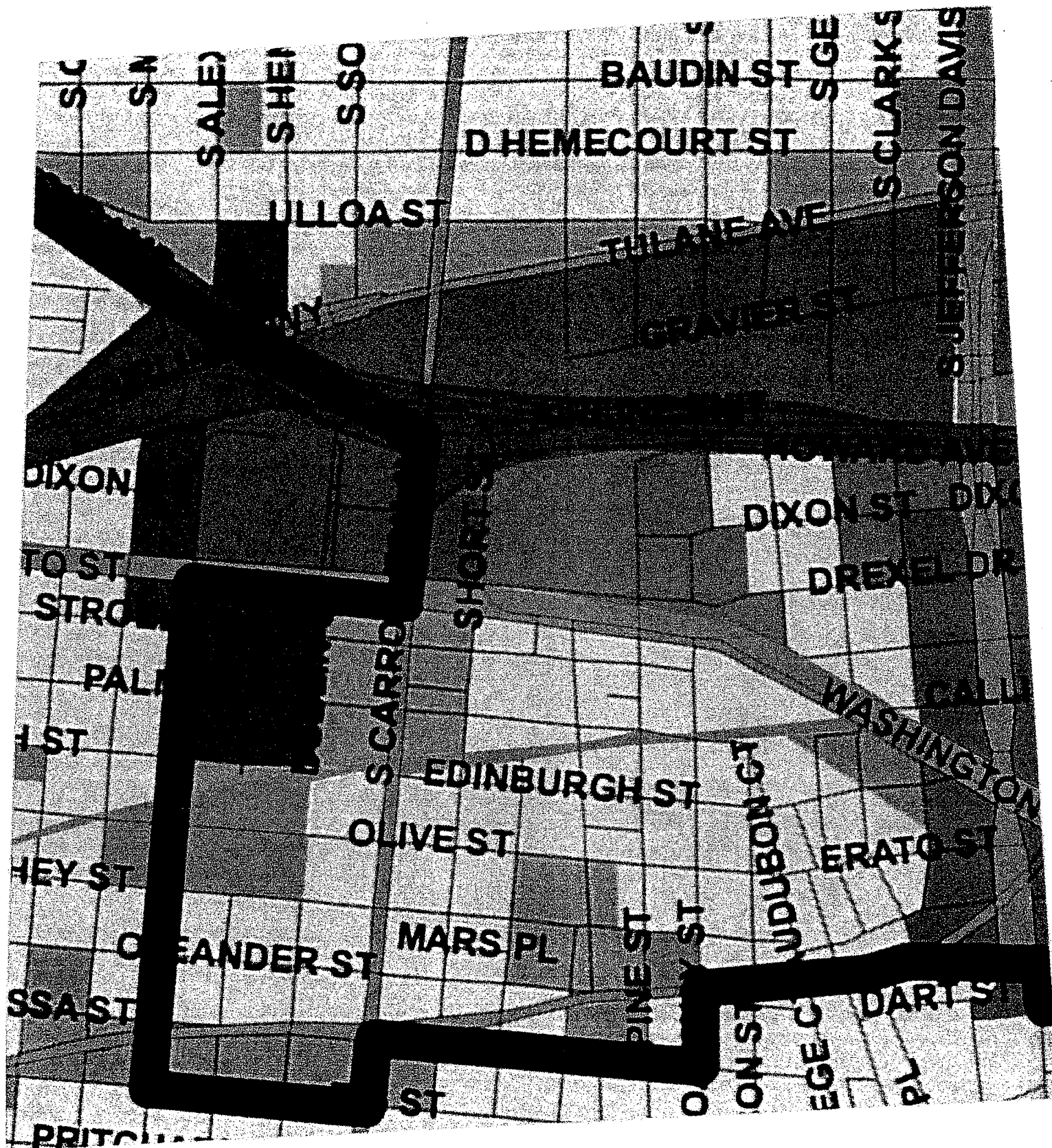
PD4-26 Residential Low Density Pre-war to neighborhood commercial — GENERALLY OPPOSE

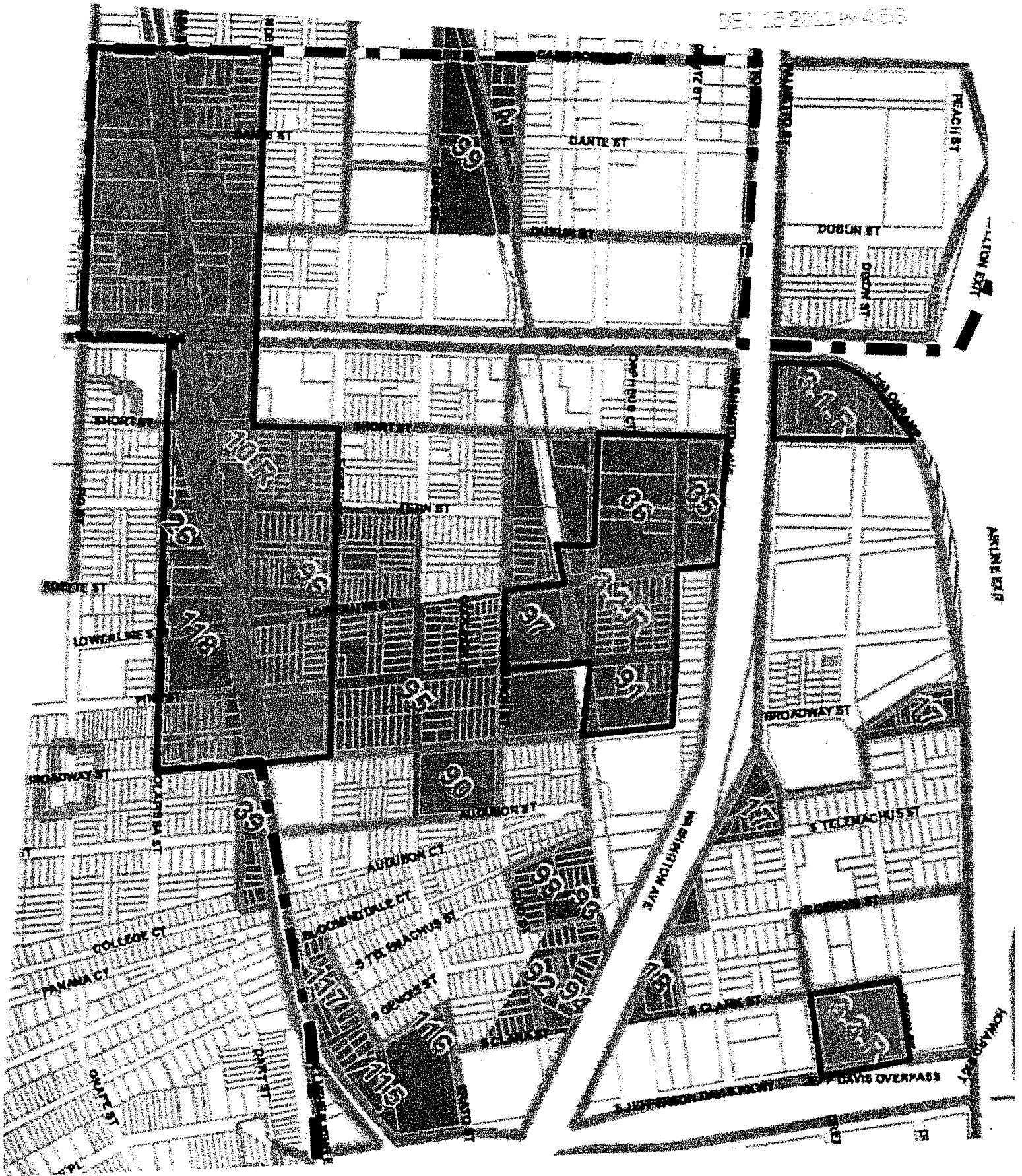
It is comprised of a number of historic residential structures in close proximity to an historic residential neighborhood despite some commercial use. Appropriate neighborhood commercial may not be bad. Pre-War would be appropriate at the edge of this historic residential neighborhood.

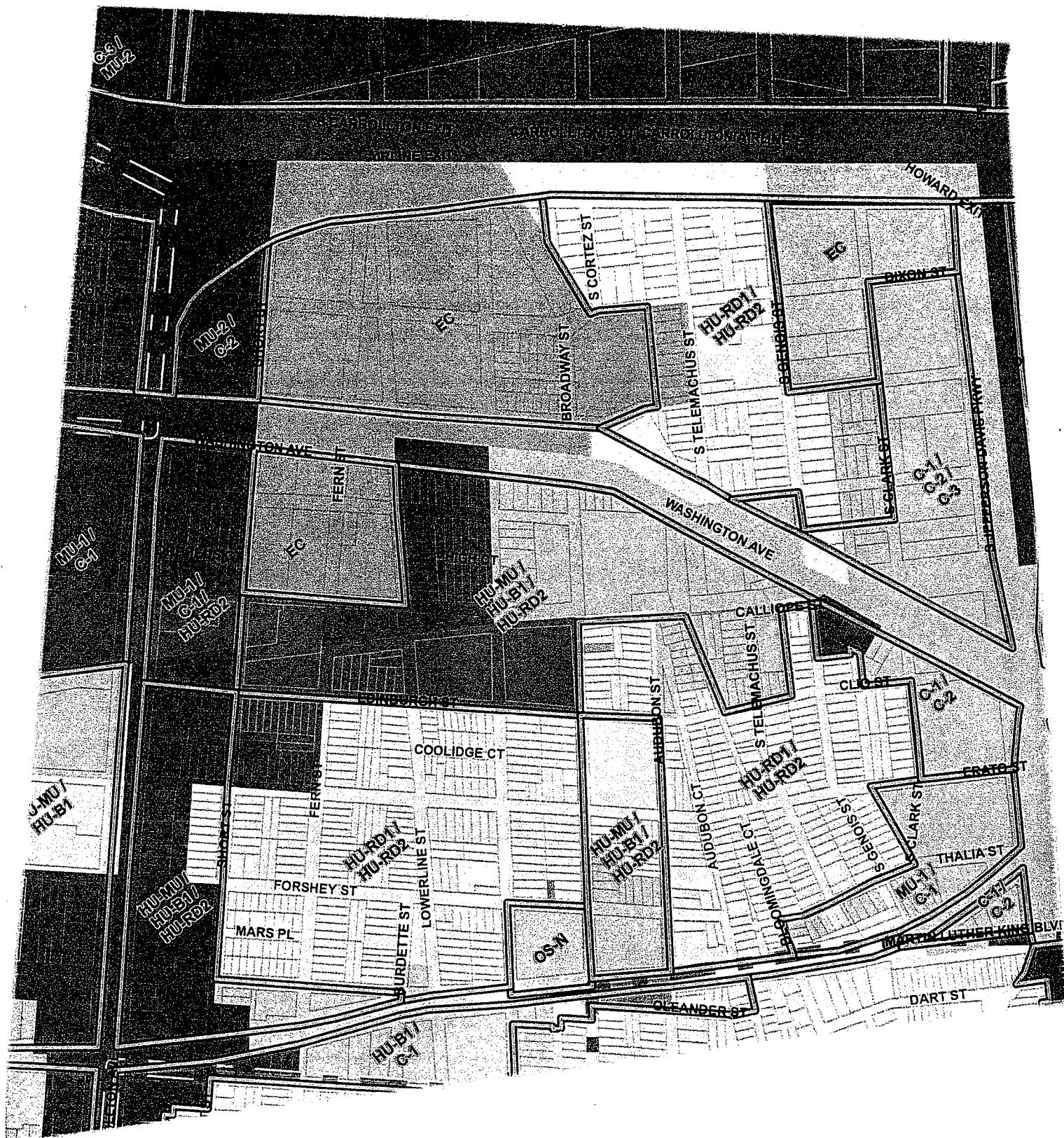
PD4 – 17, 18 & 3.3.R & 3.1.R



17, 18 & 3.3.R & 3.1.R – Generally in Support







November 1, 2011

PD 4 - MULTI

Comments on the City Of New Orleans Master Plan and Comprehensive Zoning Ordinance

The following amendments are submitted for Gert Town to the City of New Orleans CZO with the understanding that the City Zoning Ordinance will follow the land use designation in the Master Plan.

Future land use for Gert Town

Let it be understood that for all intents and purposes, any reference to "Gert Town" in the following comments is in reference to the area bounded by:

*Colapissa Street to Pontchartrain Expressway and from
Jefferson Davis Parkway to Carrollton Avenue.*

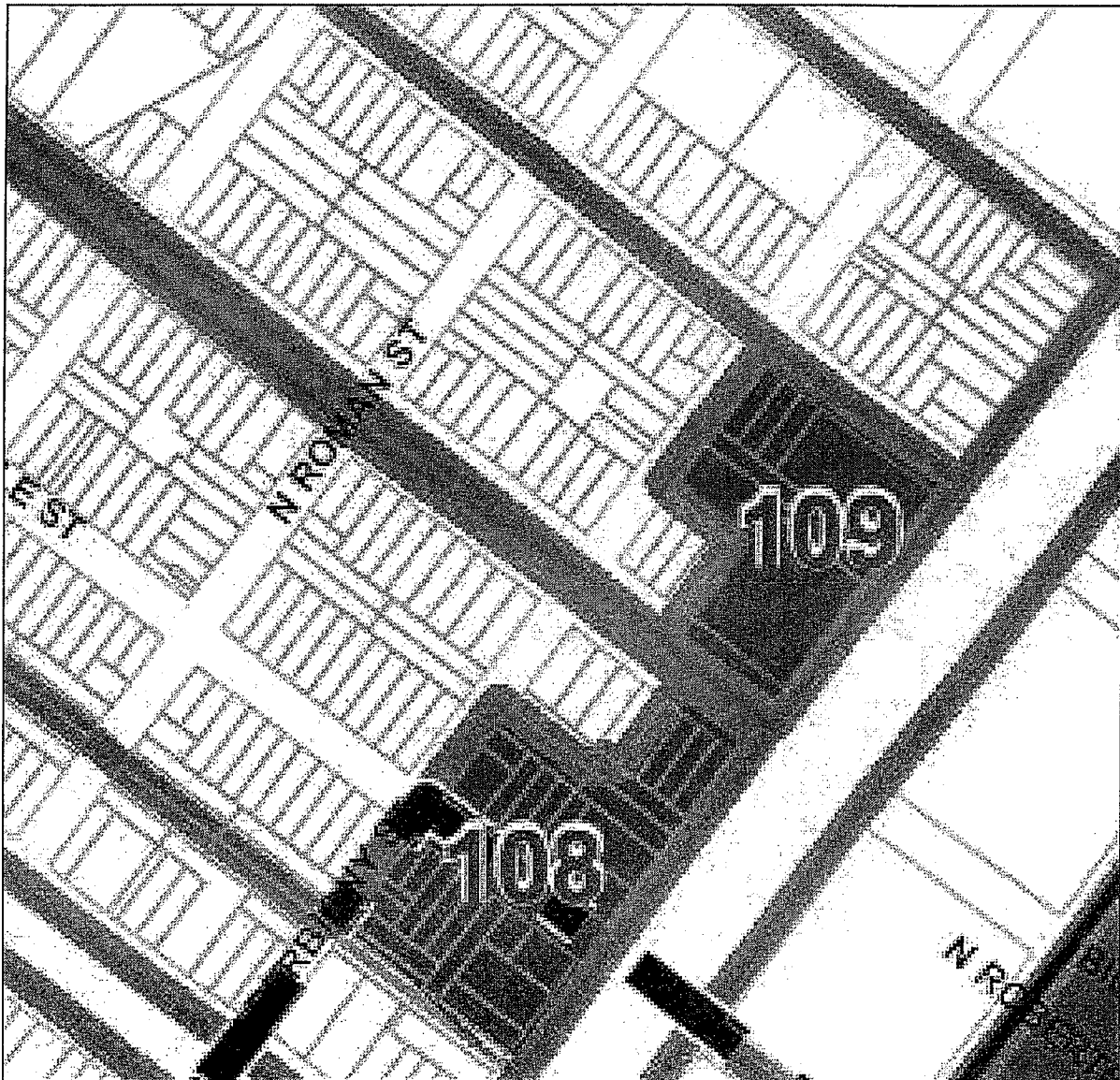
1. City Council and the City Planning Commission must recognize that Zion City and Gert Town each has their own separate and distinct boundary areas as well as separate and distinct neighborhood organizations. **Gert Town is bounded by the following streets, parkways and avenues only: Colapissa Street to Pontchartrain Expressway and from Jefferson Davis Parkway to Carrollton Avenue.**
2. We do not support any heavy commercial business of any kind in Gert Town.
3. We do not want any more areas of Gert town zoned light industrial and heavy industrial.
4. **Should Gert Town be** within the boundaries of the Greater New Orleans BioSciences Economic Development District [GNOBEDD] or BioDistrict New Orleans: Community Benefits Agreement to be developed between GNOBEDD or BioDistrict New Orleans and the Gert Town Community.
6. We want to see more residential housing in Gert Town, (IE: single and double family units and townhouses).

7. We want Gert Town zoned to reduce flooding, increase better drainage and street repairs. We want to see the threshold for properties that need to comply with such flooding and drainage regulations reduced from 15,000 square feet to 3000 square feet.
8. We want to zone Gert Town for height restrictions to be no more than 35 feet for any new or modified residential or business property within the Gert Town boundaries as specified above:
9. Any future zoning developments of any classification in Gert Town should first consult the residents of Gert Town.
10. Remove any zoning that pollutes our environment such as LeFarge Cement Plant and Tree Medic and clean up any environmental areas that exist that jeopardize the health Gert Town residents.
11. Remove any allowances that permit heavy duty trucks from using Gert Town neighborhood streets. IE: no light industrial or commercial – (which are one and the same) - or heavy industrial.
12. We want the area surrounding the Blue Plate Mayonnaise building bounded by: Earhart Boulevard, S. Jefferson Davis Pkwy., Erato Street, S. Genois Street, Thalia Street and Bloomingdale Ct. – suggested designations – “MU-1” and “C-1” (Medium Intensity Mixed-Use and General Commercial – respectively) - to be: “B1”.
13. We want the area bounded by: Erato Street, S. Jefferson Davis Pkwy., Washington Ave., S. Genois Street, Clio Street, and S. Clark Street suggested designations “C-1” and “C-2” (General Commercial and Auto Oriented Commercial – respectively) - to be: “B1”.
14. Remove LeFarge Cement Plant bounded by Earhart Blvd., Broadway Street, Audubon Street and Forshay Street completely. It is an environmental and health hazard.
15. Remove the Tree Medic Plant bounded by Pine Street, Broadway Street, Edinburgh Street and Palm Street. It is an environmental and health hazard.
16. We want Gert Town zoning boundaries to be changed from MidCity and Treme to Fountainbleu Marlyville or Broadmoor.

*Gert Town Revival Initiative
Gert Town Community Development Center*

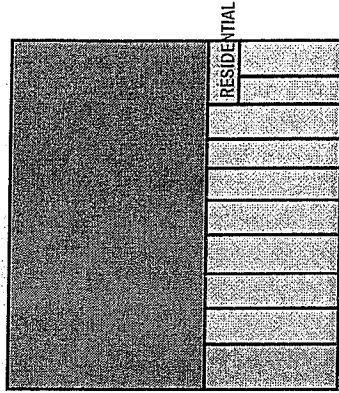
PD 4- MULTI

PLANNING DISTRICT 4
OPPOSITION TO PD4-108
OPPOSITION TO PDF-109
INPUT
12/14/11



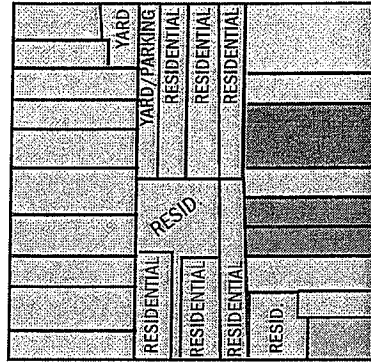
MAP OF ADJACENT / SURROUNDING USES

IBERVILLE

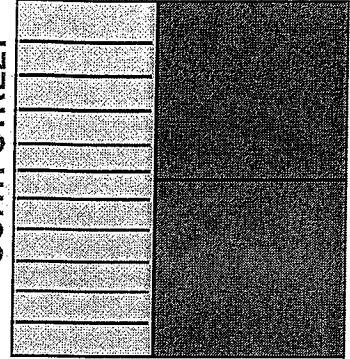


1800 BLOCK

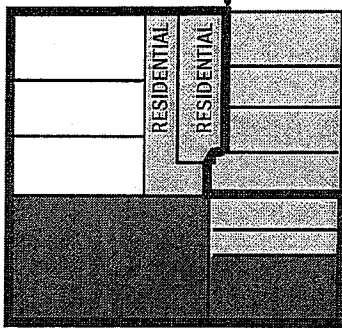
BIENVILLE AVENUE



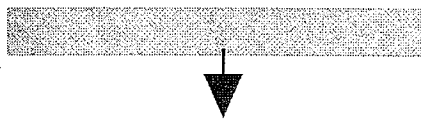
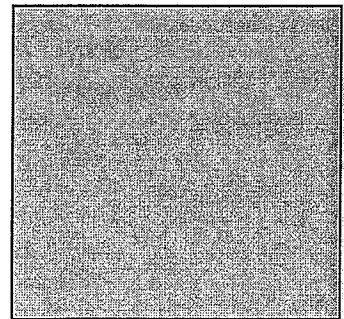
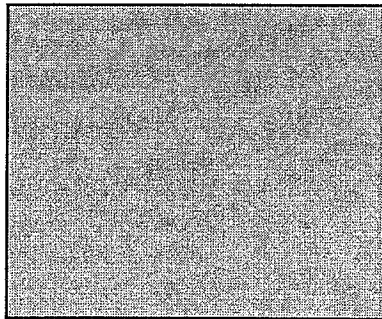
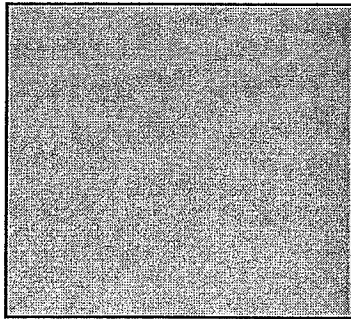
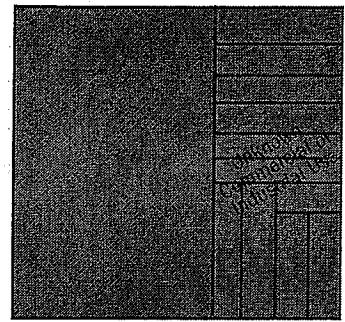
CONTI STREET



ST. LOUIS/LAFITTE CORRIDOR



1700 BLOCK



PD4-109

CHANGE FROM PRE-WAR RESIDENTIAL LOW DENSITY TO MIXED USE MEDIUM

Square bounded by N. Claiborne, Conti, Bienville and N. Derbigny

REASONS FOR OPPOSITION TO PD4-109

1. A church and 1-2 family historic residential on this square are already permitted uses under the existing Pre-War Residential Land Use designation. There is only one single lot which would become non-conforming.
2. Non-residential use as a distillery is not permitted under Mixed Use land use or the existing Pre-War Residential Land Use designation. Either way this lot will become a non-conforming use regardless of this amendment. It will not eliminate non-conforming use.
3. In either case, the church and the single non-residential property on this square are through lots which front historic residential streets. A less intense land use designation is needed so that future use is compatible with the surrounding neighborhood. These properties are not limited to lots fronting a major thoroughfare like N. Claiborne. They front N. Derbigny and Bienville which are primarily residential.
4. Pre-war land use designation is more appropriate for this historic neighborhood. The neighborhood would benefit from height and design restrictions into the future.
5. A change to general Mixed Use is inappropriate and too intense, would allow incompatible uses with adverse effects on adjacent and surrounding occupied residential uses. It will encourage auto driven destination uses which are incompatible with adjacent use.
6. Pre-War Mixed Use Low Density would be more appropriate.

SUGGESTED MODIFICATION:

1. Limit any amendment to property fronting N. Claiborne.
2. In the case of through lots, change from Pre-War Residential Low Density to Pre-War Mixed Use Low Density (instead of a general "destination" land use of Mixed Use.)
3. If the amendment can not be modified then retention of existing Pre-War Residential Low Density is supported.

PD4-109

CHANGE FROM PRE-WAR RESIDENTIAL LOW DENSITY TO MIXED USE MEDIUM

Square bounded by N. Claiborne, Conti, Bienville and Iberville

REASONS FOR OPPOSITION TO PD4-108

1. The boundaries are too broad. They should be limited to lots fronting N. Claiborne and wherever possible not include property adjacent to residential lots.
2. Mixed Use is too intense. Pre-War Mixed Use Low Density is more appropriate due to proximity to residential use. This would ensure compatible uses adjacent and surrounding recently relocated historic structures on N. Derbigny and Bienville.
3. This is an historic neighborhood which would benefit from added restrictions and height limitations in the Pre War land uses.

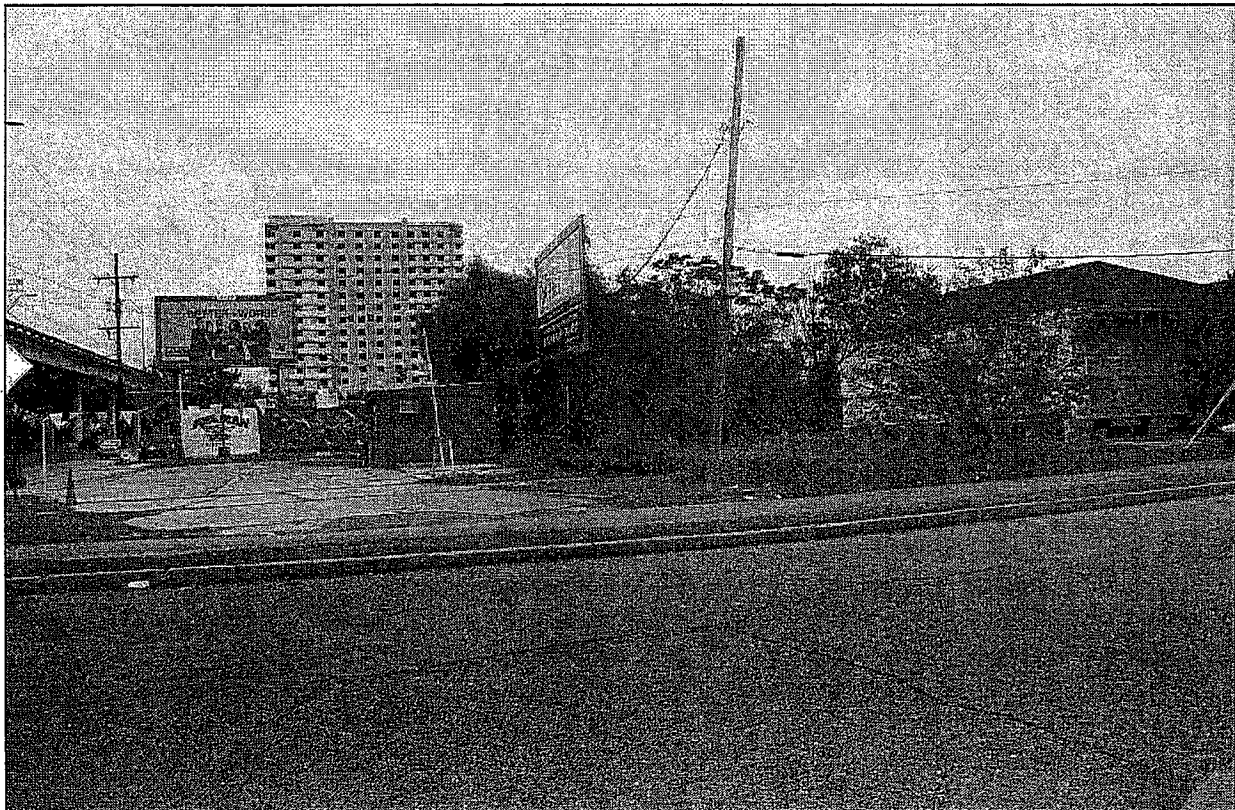
SUGGESTED MODIFICATION:

1. Limit any amendment to property fronting N. Claiborne.
2. Change from Pre-War Residential Low Density to Pre-War Mixed Use Low Density (instead of a general "destination" land use of Mixed Use.)
3. If the amendment can not be modified then retention of existing Pre-War Residential Low Density is supported.

On the opposing side of N. Claiborne in the area bounded by Iberville, St. Louis/Lafitte Corridor, N. Claiborne and N. Robertson there is no use other than historic cemeteries or St. Louis Cemetery No. 2. Beyond that on the other side of N. Robertson is predominantly multi-family residential use, not heavy or general commercial and/or industrial.



Photo showing underutilized vacant commercial lot on N. Claiborne and it's proximity to future residential use on what appears to have been previous use as a school, not heavy commercial or industrial use. 1700 block of Bienville.

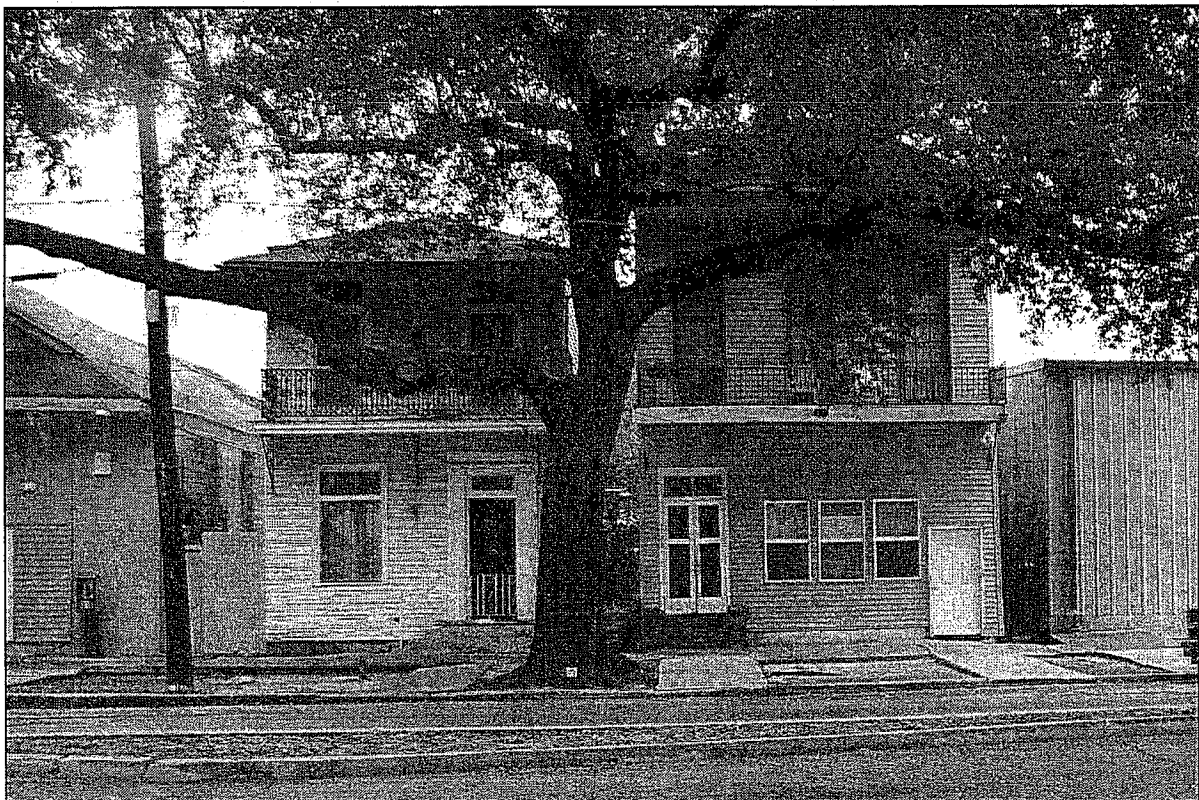


PHOTOS OF ADJACENT & SURROUNDING USES

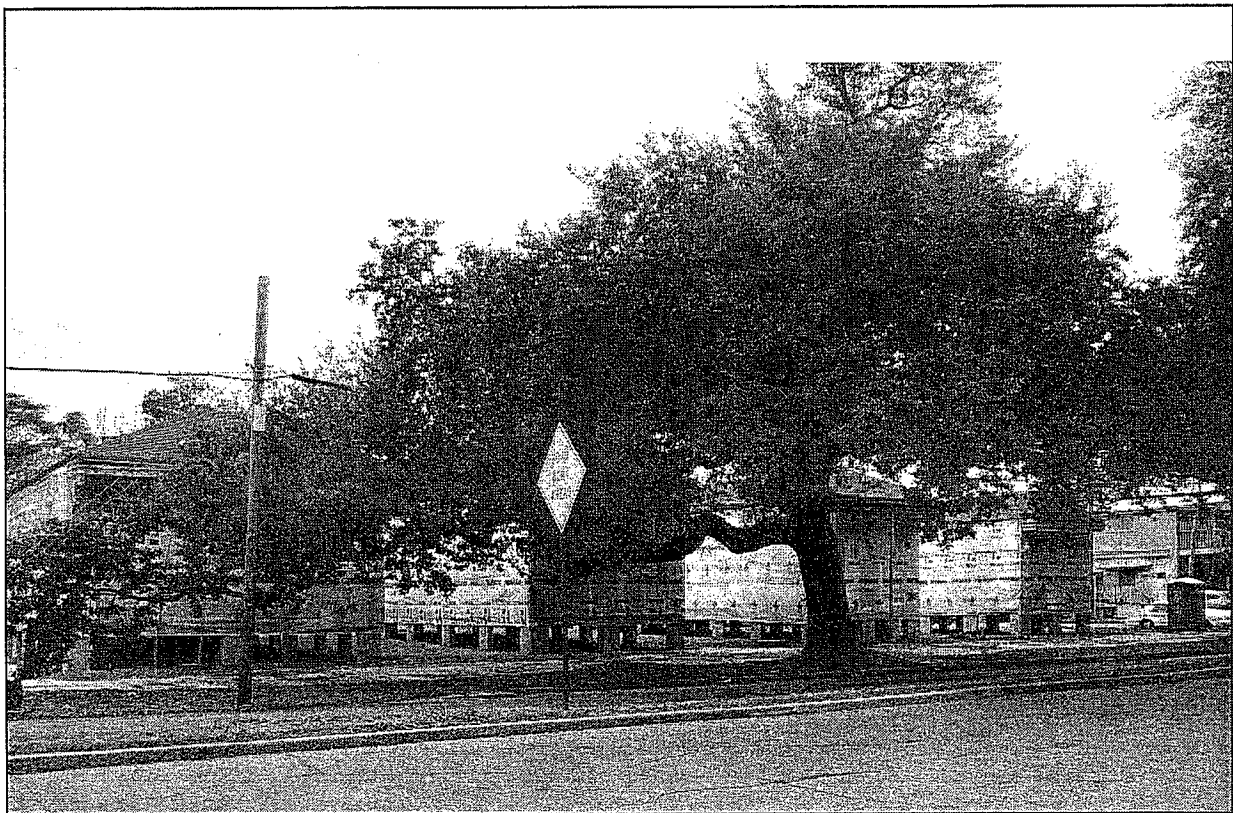
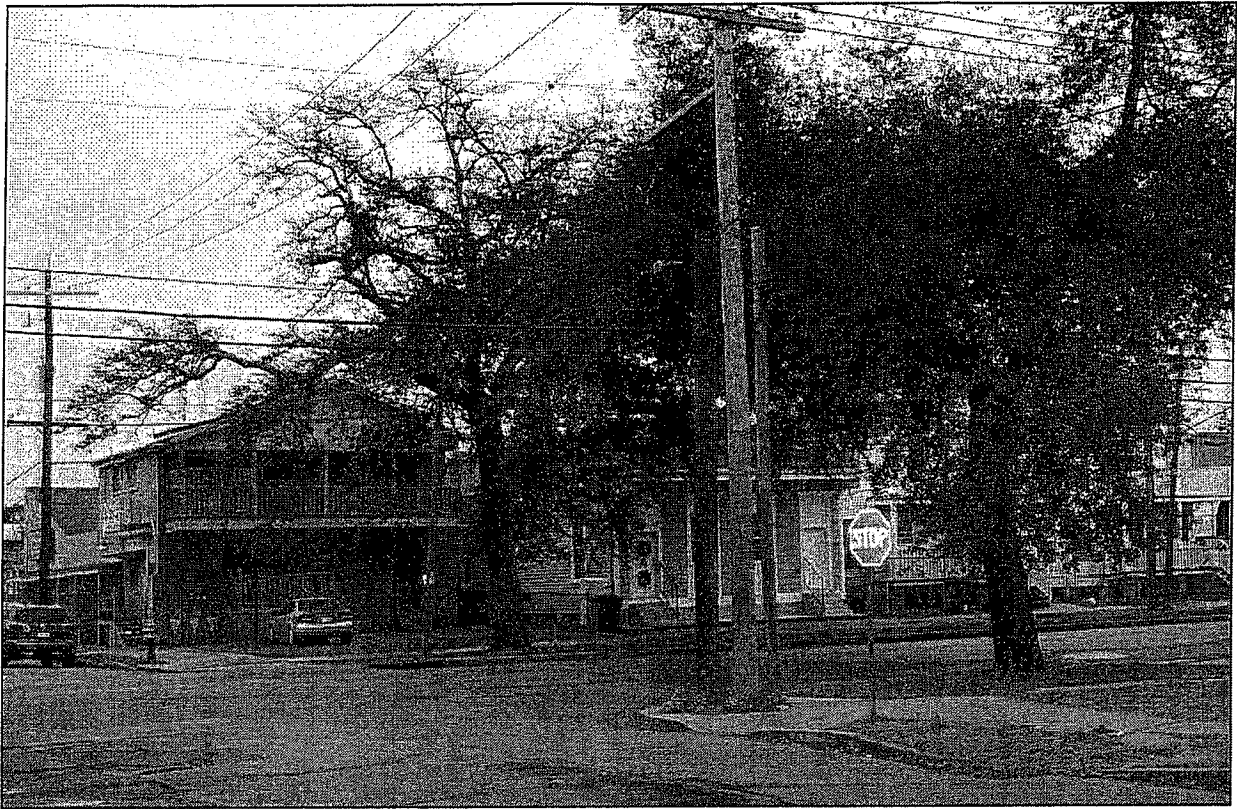
Occupied residences in the 300 block of N. Derbigny Street.
This is an occupied historic residential block, not an industrial or commercial area.



Photo of adjacent occupied residential on Bienville within just a few feet from non-residential property fronting N. Claiborne.



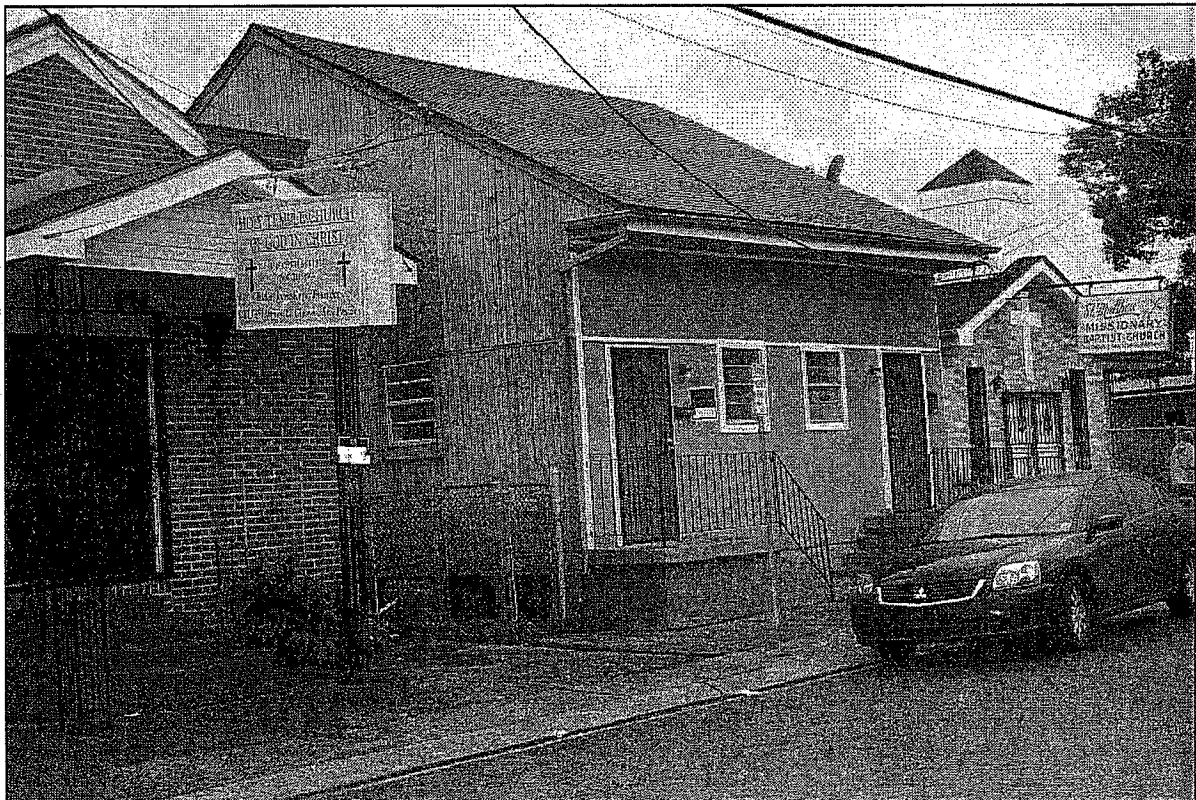
Residences in the 1700 and 1800 blocks of Bienville.



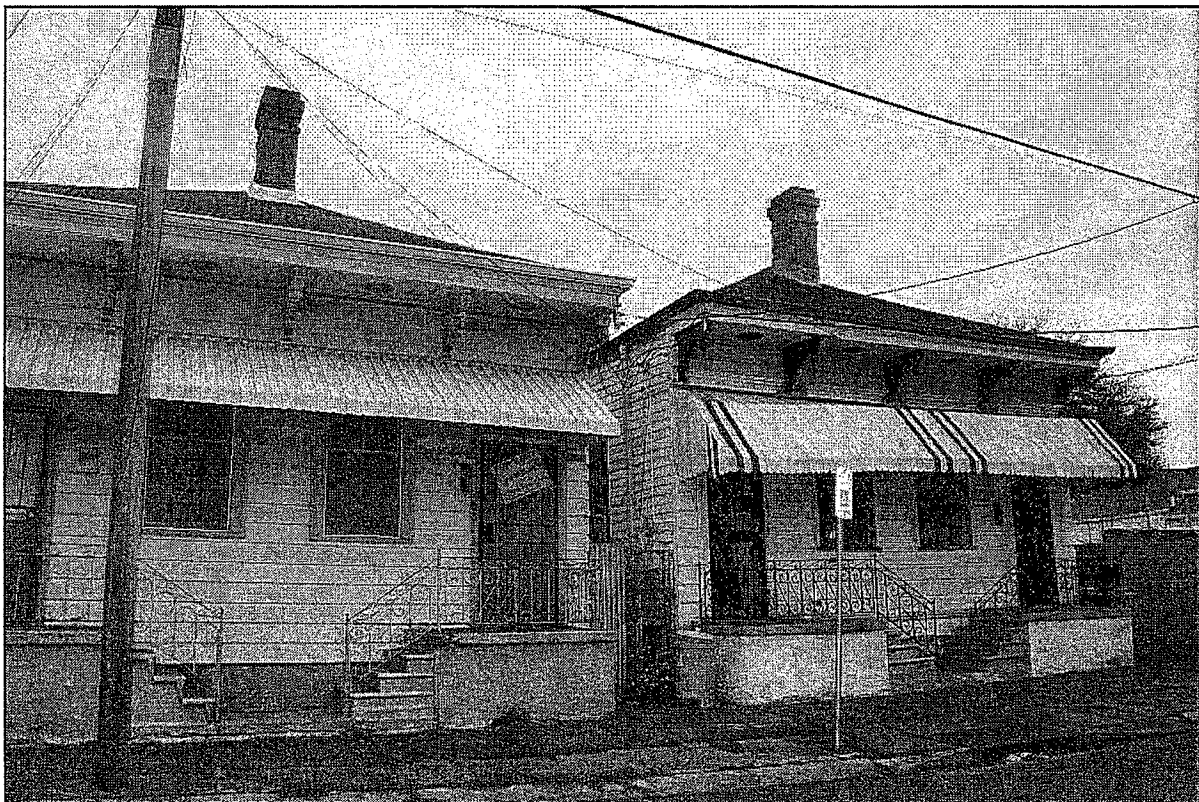
Church fronting N. Claiborne at the corner of Conti is a permitted use in the Low Density residential district.



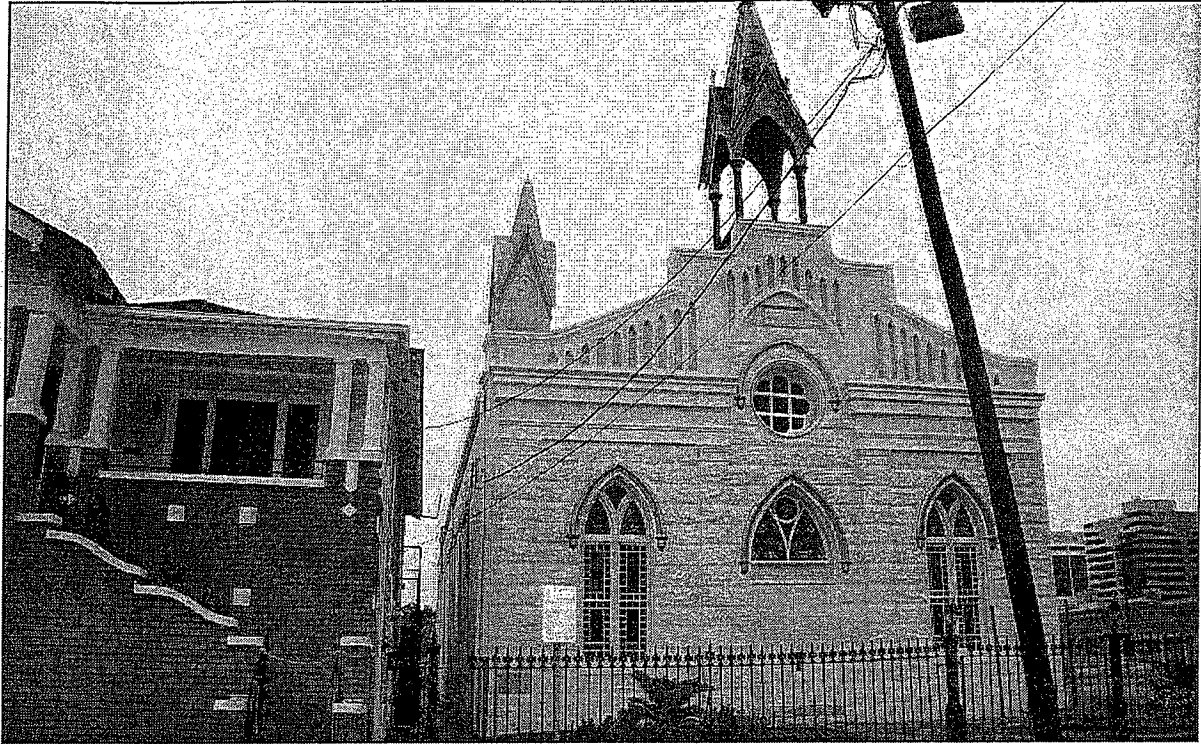
Two more churches in the 1800 block of Conti Street.



With the exception of the two churches in the 1800 block of Conti and one corner store,
the remainder appears to be all residential use.



A fourth church property, the historic St. James African M. E. church is on a through lot between the 200 block of N. Derbigny and N. Roman. All other uses on the square adjacent to proposed PD4-109 are residential, a small neighborhood restaurant and store/snowball business. There is no industrial or heavy or general commercial on this square.



In fact, both sides of the 1800 block of Bienville are predominated by residential use.

